



City of El Cajon

Planning Commission Agenda

Tuesday, March 20, 2018 Meeting

7:00 PM, Council Chambers

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

Meeting Location: City Council Chambers, 200 Civic Center Way, El Cajon, CA
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 for 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

Agenda Item:	1
	Planning Commission minutes of March 6, 2018

PUBLIC HEARINGS

Agenda Item:	2
Project Name:	Taste of the Himalayas
Request:	Establish On-Site Beer and Wine Alcohol Sales
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2243
Location:	1784 East Main Street
Applicant:	Dilmaya Laxme, LLC (Dipak Thakuri); 619-414-8699; dilip8699@yahoo.com
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us , 619.441.1539
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order APPROVING CUP No. 2243, subject to conditions

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 30, 2018 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.

Agenda Item:	3
Project Name:	Zoning Code Omnibus Update
Request:	Zoning Code Amendment
CEQA Recommendation:	Negative Declaration
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL ADOPTION OF THE NEGATIVE DECLARATION AND APPROVAL OF THE ZONING CODE OMNIBUS AMENDMENT
Project Number(s):	Zoning Code Amendment No. 433
Location:	Citywide
Applicant:	City of El Cajon
Project Planner:	Lorena Cordova, 619-441-1539, lcordova@cityofelcajon.us
City Council Hearing Required?	Yes To Be Determined
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of the Negative Declaration and Zoning Code Amendment No. 433

4. OTHER ITEMS FOR CONSIDERATION

5. STAFF COMMUNICATIONS

Director's Report

6. COMMISSIONER REPORTS/COMMENTS

7. ADJOURNMENT

This Planning Commission meeting is adjourned to April 3, 2018 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 30, 2018 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.



DRAFT MINUTES
PLANNING COMMISSION MEETING
March 6, 2018

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: Darrin MROZ, Chair
Paul CIRCO, Vice Chair
Veronica LONGORIA
Anthony SOTTILE
Jerry TURCHIN

COMMISSIONERS ABSENT: None

STAFF PRESENT: Anthony SHUTE, Director / Planning Commission Secretary
Yazmin ARELLANO, City Engineer, Deputy Director of Public Works
Melissa DEVINE, Senior Planner
Lorena CORDOVA, Associate Planner
Barbara LUCK, City Attorney
Ron Luis VALLES, Administrative Secretary

Chair MROZ explained the mission of the Planning Commission.

PUBLIC COMMENT:

No one spoke.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of February 20, 2018

Motion was made by CIRCO, seconded by SOTTILE, to approve the February 20, 2018 minutes; carried 3-0 (LONGORIA, MROZ, abstained due to absence at meeting).

PUBLIC HEARING ITEMS:

Agenda Item:	2
Project Name:	Weld Industrial
Request:	Amend specific plan for new industrial building

CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Amendment to Specific Plan (SP) No. 246
Location:	North side of Weld Boulevard between Gillespie Way and Windmill View
Applicant:	Jason Khoury, jason@mychecklight.com , 619-277-8701
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us , 619.441.1539
City Council Hearing Required?	Yes March 27, 2018
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approve the CEQA exemption and amendment to SP No. 246, subject to conditions.

CORDOVA summarized the agenda report in a Power Point presentation.

Mr. Kenneth SMITH, project architect and representative, spoke in favor, and accepted conditions of approval.

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

Motion was made by CIRCO, seconded by TURCHIN, to adopt the next Resolutions in order recommending City Council approval of California Environmental Quality Act (CEQA) exemption 15332 (in-fill development), and the proposed Amendment to Specific Plan No. 246 for a new Industrial Building at an existing industrial development; carried 5-0.

Agenda Item:	3
Project Name:	Family Health Center Expansion
Request:	General Plan Amendment, Zone Reclassification, and Site Development Permit
CEQA Recommendation:	Mitigated Negative Declaration
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	General Plan Amendment (GPA) No. 2017-02 Zone Reclassification (ZR) No. 2326 Site Development Plan (SDP) No. 1509
Location:	East side of Taft Avenue between East Main Street and East Lexington Avenue
Applicant:	Family Health Centers of San Diego, Inc. (David Wisenhunt), davidw@fhcsd.org , 619-515-2569
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us , 619.441.1539
City Council Hearing Required?	Yes March 27, 2018
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order recommending City Council APPROVAL of the Mitigated

	<p>Negative Declaration</p> <ol style="list-style-type: none"> 3. MOVE to adopt the next resolution in order recommending City Council APPROVAL of the proposed General Plan Amendment 4. Move to adopt the next resolution in order recommending City Council APPROVAL of the Zone Reclassification 5. Move to adopt the next resolution in order recommending City Council APPROVAL of the Site Development Permit
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CORDOVA summarized the agenda report in a Power Point presentation. She noted that corrected resolutions were presented to Commissioners, staff and the applicant before the meeting. [The applicant presented an exhibit before the meeting which was distributed to Commissioners and staff.]

Ms. Anissa GALLEGO, of Retail Amp Design, spoke about the design of the project.

Mr. David WISENHUNT, representing Family Health Centers of San Diego, Inc., requested that the chain link fence be allowed as perimeter fencing, and not wrought iron fencing.

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

Commissioners addressed landscaping, and commended aesthetics of the project; however, they opposed the chain link fence, and emphasized that wrought iron fencing would keep the project in line with high quality design expectations especially in the downtown. TURCHIN did not like the proposed use in the downtown area.

Motion was made by SOTTILE, seconded by MROZ, to adopt the next Resolution in order recommending City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Family Health Center Expansion Project; General Plan Amendment No. 2017-02 to amend the Land Use Element of the General Plan by re-designating the property from High Density Residential to General Commercial (GC); Zone Reclassification No. 2326 for the rezoning of property from the (P) Parking) to C-G (General Commercial) zone; and, Site Development Permit No. 1509 for a new 2,860 square foot commercial building; carried 4-1 (TUCHIN, no).

[Mr. Jerry TURCHIN recused himself for conflict of interest regarding his business. He left Council Chambers at 7:44 p.m.]

Agenda Item:	4 – Continued from February 20, 2018
Project Name:	Transit District Specific Plan
Request:	Workshop
CEQA Recommendation:	Environmental Impact Report
STAFF RECOMMENDATION:	No Action
Project Number(s):	General Plan Amendment No. 2017-04 Specific Plan No. 531 Zone Reclassification No. 2328 Environmental Impact Report No. 90
Location:	Area Surrounding the El Cajon Transit Station
Applicant:	City of El Cajon – Planning
Project Planner:	Melissa Devine, 619.441.1773, mdevine@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	Workshop item. No action requested.

DEVINE presented a PowerPoint presentation on the proposed Transit District Specific Plan. Commissioners sought clarification about certain parts of the plan. The public hearing on this item will be set for the Planning Commission meeting on Tuesday, April 17, 2018 at 7:00 p.m.

No one spoke in favor or opposition.

[Mr. Jerome TURCHIN returned to Council Chambers at 8:38 p.m.]

STAFF COMMUNICATIONS:

In Director’s Report, SHUTE provided updates on Courtyard by Marriott, Hampton Inn, Bella Terrazza, Salvation Army, Cornerstone Place and Dunkin Donuts.

ADJOURNMENT:

Motion was made by LONGORIA, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 8:42 p.m. this 6th day of March 2018 until March 20, 2018; carried 5-0.

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Darrin MROZ, Chair

ATTEST:

Anthony SHUTE, AICP, Secretary



City of El Cajon

Community Development Department

PLANNING COMMISSION AGENDA REPORT

Agenda Item:	2
Project Name:	Taste of the Himalayas
Request:	Establish On-Site Beer and Wine Alcohol Sales
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number:	Conditional Use Permit (CUP) No. 2243
Location:	1784 East Main Street
Applicant:	Dilmaya Laxme, LLC (Dipak Thakuri); 619-414-8699; dilip8699@yahoo.com
Project Planner:	Lorena Cordova, 619.441.1539, lcordova@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order APPROVING CUP No. 2243, subject to conditions

PROJECT DESCRIPTION

This project proposes to establish on-sale beer and wine at an existing commercial restaurant. The subject property is located on the west side of Main Street between Greenfield and Pepper Drives, and is addressed as 1784 East Main. The applicant is applying for a Department of Alcoholic Beverage Control ("ABC") Type 41 license, described as a "On-Sale Beer and Wine for Bona Fide Eating Place" license. The restaurant's dine in hours of operation are Sunday through Thursday 11:00 a.m. to 9:00 p.m. and 11:00 a.m. to 10:00 p.m. Friday and Saturday. If approved, the CUP would allow the restaurant to sell beer and wine for on-site consumption during their hours of operation.

BACKGROUND

General Plan:	Neighborhood Commercial (NC)
Specific Plans:	Specific Plan (SP) No. 39
Zone:	Neighborhood Commercial (C-N)
Other City Plan:	N/A
Regional and State Plan:	N/A
Notable State Law:	Alcoholic Beverage Control Act

Project Site & Constraints

The subject property is part of a commercial development that has two one-story buildings that include various restaurants and retail stores. The commercial development shares off-street parking and driveway for interconnecting access.

Surrounding Context

The site is located in a predominantly commercial corridor. Surrounding properties are developed and zoned as follows:

Direction	Zones	Land Uses
North	RS-6	Single-family residences
South	C-N	California Highway Patrol
East	C-G	Commercial shopping center and single-family residences
West	RS-6	Single-family residences

General Plan

The property is designated Neighborhood Commercial (NC) on the General Plan Land Use Map. As described in the General Plan, NC designated areas are intended for a broad range of retail uses emphasizing those associated with daily convenience shopping such as food stores, laundries and restaurants. This request for beer and wine sales for on-site consumption at a restaurant is consistent with the intent of the NC General Plan land use designation.

Specific Plan

The site is governed by Specific Plan No. 39 that was approved by City Council on April 11, 1966 to allow for the commercial development on the site. The SP has been amended over the years but has remained as the mechanism that established the commercial development on the site today with shared parking and interconnecting driveway access.

Municipal Code

ECMC Chapter 17.210 Alcohol Sales and Deemed Approved Alcohol Sales Regulations (“Deemed Approved Ordinance”), regulates the conduct of alcohol sales, and requires approval of a CUP for the sale of alcoholic beverages for on-site consumption at a restaurant. Distance restrictions are not applicable to restaurants as long as the eating area has a greater square footage than an ancillary bar, if one is proposed. The CUP ensures compliance with applicable development standards, use restrictions, and compatibility with surrounding properties and land uses. There is no bar proposed with this request. Furthermore, Sections 17.210.150 and 17.210.160 lists specific operational standards and required findings when deciding a request for alcohol sales. A detailed

discussion of applicable Municipal Code requirements is included below in the section of this report titled "Discussion."

Alcohol Beverage Control Act

The sale of alcohol is regulated by the Alcoholic Beverage Control Act (Business and Professions Code §§ 23000-25762). Accordingly, the ABC was established to oversee the licensing process. ABC has specific criteria to issue and revoke licenses, which allows for local participation that can impose regulations pursuant to both its valid police powers and land use authority.

DISCUSSION

The alcohol sales ordinance (ECMC Chapter 17.210) contains provisions applicable to on-sale beer and wine sales in conjunction with a restaurant. Furthermore, restaurants with on-sale alcoholic service are not required to satisfy the distance requirement of 600 feet to residentially zoned property, public or private schools, health care facilities, religious facilities, and parks or playgrounds. This exception also applies to a general retail store, grocery store, or retail pharmacy with greater than 10,000 square feet of gross floor area and a 10 percent alcohol display provision.

New on-sale establishments must manage such premises in accordance with the requirements of the permit and operational standards listed in ECMC Section 17.210.150. These standards are summarized as follows:

- That the establishment does not result in adverse effects to health, peace or safety in the surrounding area;
- That the establishment does not jeopardize or endanger the public health or safety in the surrounding area;
- That the establishment does not result in repeated nuisance activities;
- That it complies with all local, state or federal laws, regulations or orders; and,
- That it does not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

There are additional considerations such as the potential for an overconcentration of licenses in a census tract and the crime rate. The subject site is located in census tract 164.02. This census tract currently has one active on-sale license and ABC's authorized number of on-sale licenses for this census tract is nine, thus the census tract has capacity for additional licenses. The crime rate in this Police Reporting District is average. The Police Department is recommending approval of the proposed use as long as no beer and wine be sold for consumption off the premises, which is inherent with the license type, and that beer and wine sales be limited to no earlier than 11:00 a.m. and no later than 9:00 p.m. Thursday through Sunday and no later than 10:00 p.m. on Friday and Saturday.

Lastly, even if the CUP is approved, the applicant must obtain approval of the Type 41 license and comply with the ABC standards prior to being able to offer beer and wine on the premises. All of these considerations are to ensure there are no adverse effects or the potential to endanger the residing or working community.

FINDINGS

In addition to the CUP findings listed in ECMC Section 17.50.060, the Commission shall approve issuance of the permit to allow new on-sale alcoholic beverage sales activity upon making the findings listed in ECMC Section 17.210.160. If the Commission can make all of the findings, it must approve the issuance of the CUP. The findings for CUP approval are as follows:

- A. *The proposed project is consistent with applicable goals, policies, and programs of the General Plan.*

The NC General Plan land use designation is established to provide daily convenience to those who live, work and travel through this part of the City. Convenience uses include retail stores, laundry facilities, and places to eat and drink. Restaurants with on-sale beer and wine are neighborhood commercial uses, which are consistent and compatible with the NC General Plan land use designation.

- B. *The proposed project is consistent with all applicable use and development standards.*

Operational standards for on-sale alcoholic beverage establishments are part of the permit conditions of approval. The existing site and building design are consistent with all applicable use and development standards. Moreover, the proposed beer and wine sales does not directly affect the underlying zone's development, and would not remove any required parking.

- C. *The proposed project will be operated in a manner that is compatible with existing and planned land uses in the vicinity of the proposed use.*

The vicinity of the subject property is developed with commercial and residential uses. A restaurant is considered an appropriate and compatible land use in a neighborhood commercial center, and the sale of beer and wine at the restaurant would be a compatible accessory to the overall dining experience if: all activities are conducted within the thresholds of the Performance Standards Listed in ECMC Sections 17.115.130 and 17.210.150; the applicant adheres to operating characteristics required by local, state and federal laws, including but not limited to those of Alcoholic Beverage Control and applicable sections of the Business and Professions Code; the hours of beer and wine sales are in conjunction with food service; no beer or wine is sold for off-site consumption; and the owners and employees serving alcoholic beverages are certified in responsible beverage service training.

- D. The proposed project will not be detrimental to the public health, safety, and general welfare, including but not limited to matters of noise, smoke, dust, fumes, vibration, odors, and hazards or excessive concentrations of traffic.*

Impacts are not anticipated with the normal conduct of a restaurant in a commercial zone. However, if the establishment does become a nuisance, the City has performance standards for those impacts which are addressed through Code Compliance actions if complaints are received. Furthermore, there are no identified existing problems in the project vicinity that may be exacerbated by on-sale alcohol service such as loitering, public drunkenness, noise, and littering. Moreover, alcohol related operational standards will be in place as conditions of approval to prevent any increase in the crime rate of the surrounding area.

- E. The proposed use is in the best interest of public convenience and necessity.*

The proposed project is in the best interest of public convenience and necessity. The subject census tract has capacity for nine licenses and there is currently one. Also, the ability to enjoy beer or wine with a meal is a dining experience enhancement at a business that serves residents in the vicinity and the broader community.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is exempt from the California Environmental Quality Act (CEQA) subject to Section 15301 of the CEQA Guidelines. Section 15301 provides an exemption for existing facilities where there is negligible expansion of an existing use and physical improvements are limited to minor interior or exterior modifications. In this instance, the existing structure is being modified and the project involves issuing a permit for the restaurant to sell beer and wine accessory to a restaurant use. No new environmental impacts would result. None of the exemption exceptions listed under CEQA Guidelines Section 15300.2 exist.

PUBLIC NOTICE & INPUT

Notice of this public hearing was mailed on March 1, 2018, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code Sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices." The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

RECOMMENDATION

Staff is recommending approval of CUP No. 2243 for Taste of the Himalayas. The proposed on-site beer and wine sales is ideal for a restaurant at this neighborhood shopping center. It is staff's opinion that the overall addition of on-site beer and wine sales for the existing restaurant would be negligible considering its location at the existing commercial shopping center within a neighborhood commercial zone.

PREPARED BY:



Lorena Cordova
ASSOCIATE PLANNER

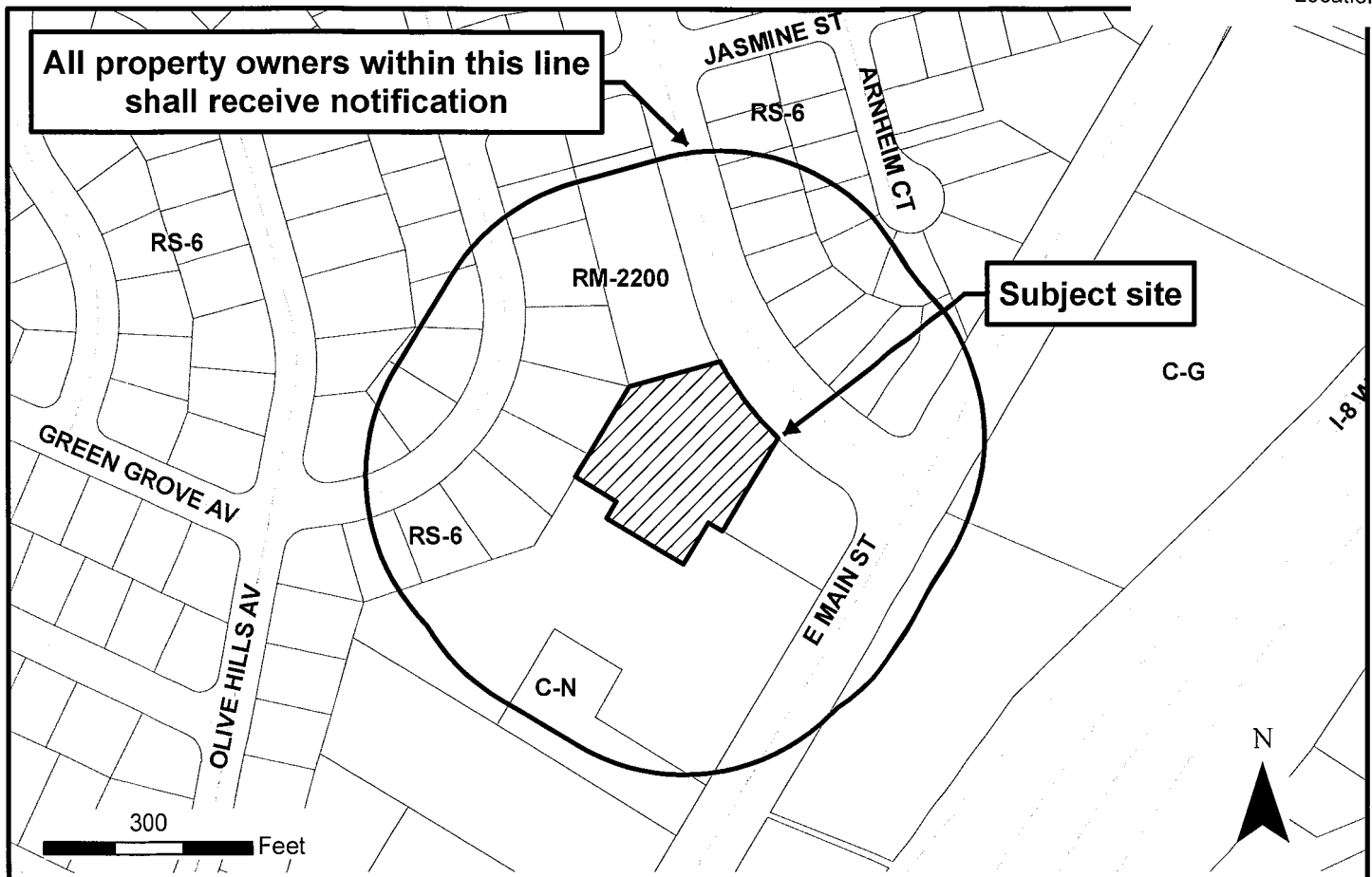
APPROVED BY:



Anthony Shute
DIRECTOR OF COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution Recommending APPROVAL of CUP No. 2243
Exhibit A: Police Department comments dated February 1, 2018
3. ECMC Sections 17.210.130 through 17.210.160
4. Aerial Photograph of Subject Site
5. Application & Disclosure Statement
6. Project Description
7. Menu
8. Reduced Plans
9. Licenses in Census Tract
10. Full-sized site plan (*Commissioner's Binders*)



**NOTICE OF PROPOSED
CONDITIONAL USE PERMIT
FOR ALCOHOL SALES AT TASTE OF HIMALAYAS**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, March 20, 2018**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider: **CONDITIONAL USE PERMIT NO. 2243**, as submitted by Dilmaya Laxme, LLC (Dipak Thakuri) dba Taste of the Himalayas, requesting beer and wine sales for on-site consumption at an existing restaurant. The subject property is addressed as 1784 East Main Street. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in this public hearing. The agenda report for this project will be available 72 hours prior to the Planning Commission meeting at <http://www.cityofelcajon.us/your-government/calendar-meetings-list>. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearing, but will be available at the Project Assistance Center upon request.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Commission, or prior to, the public hearing. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact Planning at 619.441.1742. More information about planning and zoning in El Cajon is available at <http://www.cityofelcajon.us/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **LORENA CORDOVA** at 619.441.1539 or via email at lcordova@cityofelcajon.us and reference "Taste of Himalayas" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2243 TO CONDUCT ON-SALE BEER AND WINE SALES AT A RESTAURANT IN THE NEIGHBORHOOD COMMERCIAL (C-N) ZONE, APN: 507-120-22, GENERAL PLAN DESIGNATION: NEIGHBORHOOD COMMERCIAL (NC)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on March 20, 2018, to consider Conditional Use Permit (CUP) No. 2243, as submitted by Dipak Thakuri on behalf of Dilmaya Laxme, LLC, requesting on-site consumption of beer and wine at a restaurant in the Neighborhood Commercial (C-N) zone, on the west side of East Main Street between Greenfield and Pepper Drives, and addressed as 1784 East Main Street, APN: 507-120-22; and

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

- A. In determining whether the proposed use is categorically exempt from environmental review in accordance with Sections 15301, Class 1 (Existing Facilities) of the CEQA Guidelines, evidence presented to the Planning Commission shows that the existing structure will be limited to minor improvements and the project involves issuing a permit for the restaurant to sell beer and wine accessory to the restaurant use; further there was no evidence presented that new environmental impacts would result.
- B. The NC General Plan land use designation is established to provide daily convenience to those who live, work and travel through this part of the City. Convenience uses include retail stores, laundry facilities, and places to eat and drink. Restaurants with on-sale beer and wine are neighborhood commercial uses, which are consistent and compatible with the NC General Plan land use designation.
- C. Operational standards for on-sale alcoholic beverage establishments are part of the permit conditions of approval. The existing site and building design are consistent with all applicable use and development standards. Moreover, the proposed beer and wine sales does not directly affect the underlying zone's development, and would not remove any required parking.
- D. The vicinity of the subject property is developed with commercial and residential uses. A restaurant is considered an appropriate and compatible land use in a neighborhood commercial center, and the sale of beer and wine at the restaurant would be a compatible accessory to the overall dining experience if: all activities

Proposed Planning Commission Resolution

are conducted within the thresholds of the Performance Standards Listed in ECMC Sections 17.115.130 and 17.210.150; the applicant adheres to operating characteristics required by local, state and federal laws, including but not limited to those of Alcoholic Beverage Control and applicable sections of the Business and Professions Code; the hours of beer and wine sales are in conjunction with food service; no beer or wine is sold for off-site consumption; and the owners and employees serving alcoholic beverages are certified in responsible beverage service training.

- E. Impacts are not anticipated with the normal conduct of a restaurant in a commercial zone. However, if the establishment does become a nuisance, the City has performance standards for those impacts which are addressed through Code Compliance actions if complaints are received. Furthermore, there are no identified existing problems in the project vicinity that may be exacerbated by on-sale alcohol service such as loitering, public drunkenness, noise, and littering. Moreover, alcohol related operational standards will be in place as conditions of approval to prevent any increase in the crime rate of the surrounding area.
- F. The proposed project is in the best interest of public convenience and necessity. The subject census tract has capacity for nine licenses and there is currently one. Also, the ability to enjoy beer or wine with a meal is a dining experience enhancement at a business that serves residents in the vicinity and the broader community.

NOW, THEREFORE, BE IT RESOLVED by the El Cajon Planning Commission as follows:

1. The foregoing recitals are true and correct, and constitute findings of the Planning Commission.
2. The El Cajon Planning Commission hereby finds that Section 15301 of the CEQA Guidelines is an appropriate exemption for the proposed project.
3. Based upon said findings of fact, the El Cajon City Planning Commission hereby APPROVES CUP No. 2243 for on-site consumption of beer and wine for a restaurant, subject to the following conditions:
 - a. Prior to conducting beer and wine sales, the applicant shall submit a revised, one page mylar site plan to Planning that includes the following notes, under the heading "Operational Standards:"
 - b. Beer and wine shall be sold in conjunction with food service.
 - c. No beer or wine shall be sold before 11:00 a.m. or after 9:00 p.m. Sunday

Proposed Planning Commission Resolution

- through Thursday and no later than 10:00 p.m. Friday and Saturday.
- d. The establishment shall have signage indicating off-site alcohol sales are prohibited.
 - e. No beer or wine shall be sold for off-site consumption.
 - f. There shall be no alcohol served or consumed on the outdoor patio.
 - g. On-sale beer and wine shall not result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area.
 - h. On-sale beer and wine shall not jeopardize or endanger the public health or safety of persons residing or working in the surrounding area.
 - i. On-sale beer and wine shall not result in repeated nuisance activities within the premises or in close proximity of the premises, including but not limited to disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.
 - j. The restaurant with on-sale beer and wine shall comply with all provisions of local, state or federal laws, regulations or orders, including but not limited to those of the Alcoholic Beverage Control Act, California Business and Professions Code §§ 24200, 24200.6, and 25612.5, as well as any condition imposed on any permits issued pursuant to applicable laws, regulations or orders. This includes compliance with annual city business license fees.
 - k. The restaurant with on-sale beer and wine shall maintain upkeep and ensure operating characteristics are compatible with, and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
 - l. The owners and all employees serving alcoholic beverages shall be required to be certified in Responsible Beverage Service training.
4. The following are ongoing conditions of approval for this CUP and shall be noted on the CUP site plan.
 - a. The use shall be operated in a manner that is compatible at all times with surrounding properties and uses.
 - b. Any change in use or expansion of the facility may require prior City approval, including an amendment to this conditional use permit.
 5. The Planning Commission may at any time during the life of this use permit, after holding a new public hearing and considering testimony as to the operation of the approved use, add 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

Proposed Planning Commission Resolution

convenience and necessity and will not be contrary to the public health, safety or welfare.

6. The existence of this CUP shall be recorded with the County Recorder.
7. The proposed use shall be operated substantially as presented in the Planning Commission staff report titled CUP No. 2243, dated March 20, 2018, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
8. 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 one (1) year of the approval Planning Commission or by March 20, 2019, and subsequently approved, this CUP shall be considered null and void per El Cajon Zoning Ordinance Section 17.35.010.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held March 20, 2018, by the following vote:

AYES:
NOES:
ABSENT:

Darrin MROZ, Chair

ATTEST:

Anthony SHUTE, AICP, Secretary

CITY OF EL CAJON



POLICE DEPARTMENT

MEMORANDUM

DATE: February 1, 2018

TO: Frank LaHaye
Operations Captain

FROM: Steve Kirk
SED Lieutenant

SUBJECT: Conditional Use Permit Application

The restaurant, Taste of the Himalayas, located at 1784 East Main Street has applied for a CUP to serve On-sale beer and wine inside their restaurant. I agree with Sgt. Trotter's recommendation that they be allowed to have the CUP with the conditions listed in his report.

CITY OF EL CAJON



POLICE DEPARTMENT

MEMORANDUM

DATE: 02/01/2018

TO: Lorena Cordova
City of El Cajon Planning Division

FROM: Sergeant Kevin Trotter
Special Operations Unit

SUBJECT: Application for Conditional Use Permit No. 2243
On-Sale Beer & Wine at Taste of the Himalayas, 1784 E. Main

In regards to the application for a Conditional Use Permit (#2243) for an On-Sale Beer and Wine license at the Taste of the Himalayas restaurant, located at 1784 E. Main, the Police Department has conducted a review of the crime statistics for the census tract 16401 (in which the restaurant is located) and the adjacent census tract 16402 and find that both tracts fall in the "Average" category of the Criminal Activity Index.

The application itself indicates the intent of the project is to provide "Beer and wine sales with food sales and no separate bar."

The Police Department does not object to this project proposal and does not foresee any undue burden on our resources. The police Department does make the following recommendations.

- 1) Alcohol sales revenue must not exceed food sales revenue.
- 2) Alcohol sales and consumption must be in the dining area, no patio sales / consumption.
- 3) Food sales must be available during all hours when alcohol service is available.
- 4) Hours of alcohol sales not to exceed the proposed hours of operation as listed in the CUP application, as follows:
Mon – Thu 11:00 AM – 9:00 PM,
Fri – Sat 11:00, AM – 10:00 PM,
Sun – 11:00 AM – 9:00PM

These restrictions are consistent with the project proposal and serve to ensure that the business continues to operate for the primary purposes of a restaurant.

A handwritten signature in black ink, appearing to read 'Kevin Trotter', with a long horizontal line extending to the right.

Sergeant Kevin Trotter
Special Operations Unit

El Cajon Municipal Code

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[Title 17 ZONING](#)

[Chapter 17.210 ALCOHOL SALES AND DEEMED APPROVED ALCOHOL SALES REGULATIONS](#)

17.210.130 New and modified on-sale alcohol establishment standards.

Except as otherwise provided in this chapter, no person shall establish a new on-sale alcoholic beverage establishment or modify an existing on-sale alcoholic beverage establishment in violation of Section 17.120.030 of this title or an applicable conditional use permit without first obtaining a conditional use permit in the manner provided by this chapter. Furthermore, the standards contained in Sections 17.210.140

through 17.210.160 require on-sale alcoholic beverage establishments to secure a conditional use permit in the manner provided in this chapter in order to lawfully engage in the sale of alcoholic beverages from premises located in the city of El Cajon; and require such establishments to manage such premises in accordance with the requirements of such permit, including operational standards and any conditions of approval incorporated as conditions of the permit. (Ord. 4994 § 3, 2013)

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El Cajon Municipal Code

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[Title 17 ZONING](#)

[Chapter 17.210 ALCOHOL SALES AND DEEMED APPROVED ALCOHOL SALES REGULATIONS](#)

17.210.140 Distance requirements—applicable to new on-sale alcoholic beverage establishments.

A. No new on-sale alcoholic beverage establishment shall be located within 1,000 feet of an existing on-sale alcoholic beverage establishment and/or within 600 feet of residentially zoned property, public or private schools, health care facilities, religious facilities, parks or playgrounds, and off-sale alcoholic beverage establishments, except:

1. A restaurant with an ancillary bar with less total square footage than the restaurant eating area; or
2. On-sale alcoholic beverage establishment with alcohol sales secondary and incidental to an approved, complementary, principal use within the boundaries of Specific Plan No. 182; or
3. An alcoholic beverage manufacturer such as a craft brewery with an ancillary tasting room or craft brewery with a full service restaurant.

B. For purposes of this section, distances shall be measured between the closest property lines of the affected locations.

C. For the purposes of this section, “secondary and incidental,” shall mean that the sales of alcoholic beverage shall be limited to not more than 25 percent of the gross annual retail receipts generated by the use on the site, which shall be calculated on a quarterly basis, for the prior 12-month period ending on the last day of the then concluding quarter of year, and shall further mean that sales of alcoholic beverages are not promoted or advertised in any signs, or the name of the business establishment.

D. For the purposes of this section, “principal use,” may include, but is not limited to, live entertainment, participatory sporting activities, museums, theaters, performing arts center owned by a public agency, hotels, or other, similar uses approved by the city council, so long as the location of the sales of alcoholic beverages occurs on the same premises as the principal use, and the owner of the principal use is the owner of the liquor license. (Ord. 5018 § 98, 2015; Ord. 4994 § 3, 2013)

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[Title 17 ZONING](#)

[Chapter 17.210 ALCOHOL SALES AND DEEMED APPROVED ALCOHOL SALES REGULATIONS](#)

17.210.150 Operational standards—applicable to new on-sale alcoholic beverage sales activities.

- A. That it does not result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area.
- B. That it does not jeopardize or endanger the public health or safety of persons residing or working in the surrounding area.
- C. That it does not result in repeated nuisance activities within the premises or in close proximity of the premises, including but not limited to disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.
- D. That it complies with all provisions of local, state or federal laws, regulations or orders, including but not limited to those of the ABC, California Business and Professions Code §§ 24200, 24200.6, and 25612.5, as well as any condition imposed on any permits issued pursuant to applicable laws, regulations or orders. This includes compliance with annual city business license fees.
- E. That its upkeep and operating characteristics are compatible with, and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. (Ord. 4994 § 3, 2013)

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[Title 17 ZONING](#)

[Chapter 17.210 ALCOHOL SALES AND DEEMED APPROVED ALCOHOL SALES REGULATIONS](#)

17.210.160 Required findings—new on-sale alcoholic beverage sales activities.

In addition to the findings listed in Section 17.50.060, the planning commission shall approve issuance of a conditional use permit to allow a new on-sale alcoholic beverage sales activity upon making the following findings:

- A. The proposed alcoholic beverage sales activity will not exacerbate existing problems in the neighborhood created by the sale of alcohol such as loitering, public drunkenness, alcoholic beverage sales to minors, noise and littering.
- B. The proposed alcoholic beverage sales establishment will not detrimentally affect nearby neighborhoods considering the distance of the alcohol establishment to residential buildings, schools, parks, playgrounds or recreational areas, nonprofit youth facilities, places of worship, hospitals, alcohol or other drug abuse recovery or treatment facilities, county social service offices, or other alcoholic beverages sales activity establishments.
- C. The proposed alcoholic beverage sales establishment is not located in what has been determined to be a high-crime area or where a disproportionate number of police service calls occur. In the alternative, if the proposed alcoholic beverage sales establishment is proposed to be located in a high-crime area or where a disproportionate number of police service calls occur, the establishment has or will adopt appropriate safeguards, to be set forth in conditions of approval, reasonably intended to prevent any increase in criminal activities and calls for service. (Ord. 4994 § 3, 2013)

View the [mobile version](#).

Aerial Image
1784 East Main Street





Project Assistance Center
Planning Group
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested

AZP CUP LLA PRD PUD SDP
 SP SCR TPM TSM VAR ZR
 Other: _____

Applicant Information (the individual or entity proposing to carry out the project; not for consultants)

Company Name: Dilmaya Laxme LLC, DBA (Taste of the Himalays)
 Contact Name: Dipak Thakuri
 Address: 1784-86 E Main St., El Cajon, CA, 92021
 Phone: 619-414-0699 Email: dilip8699@yahoo.com
 Interest in Property: Own Lease Option

Project Representative Information (if different than applicant; consultant information here)

Company Name: _____
 Contact Name: _____ License: _____
 Address: _____
 Phone: _____ Email: _____

Property Owner Information (if different than applicant)

Company Name: Leonid Grinberg, LLC
 Contact Name: _____
 Address: 1048 Irvine Avenue, #350, Newport Beach, CA 92660
 Phone: _____ Email: _____

Project Location

Parcel Number (APN):

507120-22-00

Address:

1784-1786 E. main St., El Cajon, CA, 920

Nearest Intersection:

East main St. and Pepper drive

Project Description (or attach separate narrative)

Beer and wine ~~house~~ License

Beer and wine sales with food sales

No separate bar proposed

operation hours Mon - Thurs. 11:00 AM TO 9:00 PM

Hazardous Waste and Substances Statement

Fri - Sat 11:00 AM TO 10:00 PM

Sunday 11:00 AM TO 9:00 PM

Section 65962.5(f) of the State of California Government Code requires that before the City of El Cajon accepts as complete an application for any discretionary project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous chemicals, and is available at <http://www.walsh.ca.gov/steleand/or/cereslist/>. Check the appropriate box and if applicable, provide the necessary information.

The development project and any alternatives proposed in this application:

is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.

is/are contained on the lists compiled pursuant to Government Code Section 65962.5.

If yes, provide Regulatory Identification Number _____

Date of List _____

Authorization

Applicant Signature:

[Signature]

Date:

01/21/2018

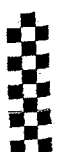
Property Owner Signature:

[Signature]

Date:

01.04.18

1. Applicant's Signature: I certify that I have read this application and state that the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest or entitlement to the use of the property that is the subject of this application. I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspection. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the City to enter the subject property for inspection purposes.
2. Property Owner's Signature: If not the same as the applicant, property owner must sign. A signed, expressed letter of consent to this application may be provided separately instead of signing this application form. By signing, property owner acknowledges and consents to all authorizations, requirements, conditions and notices described in this application: Notice of Restriction, property owner further acknowledges and consents to a Notice of Restriction being recorded on the title to their property related to approval of the requested permit. A Notice of Restriction runs with the land and binds any successors to interest.





Disclosure Statement

This statement is intended to identify and avoid potential conflicts of interest that may exist between the project proponents and the decision makers; including City staff, Planning Commissioners, and City Council members.

The following information must be disclosed:

1. List the names and addresses of all persons having a financial interest in the application.

Dipak Thakuri 3467 Ashford St, San Diego, CA, 92111
Dilip Chaudhari 9520 Campo Road, B3, Spring Valley, CA
91977

List the names and address of all persons having any ownership interest in the property involved.

Leonid Grinberg 1048 Irvine Ave. #350
Newport Beach, CA 92660

2. If any person identified pursuant to (1) above is a corporation or partnership, list the names and addresses of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

Dipak Thakuri _____
Dilip Chaudhari _____


3. If any person identified pursuant to (1) above is a trust, list the name and address of any person serving as trustee or beneficiary or trustor of the trust.

N/A _____

4. Have you or your agents transacted more than \$500.00 worth of business with any member of City staff, Boards, Commissions, Committees and Council within the past 12 months or \$1,000.00 with the spouse of any such person? Yes **No**

If yes, please indicate person(s), dates, and amounts of such transactions or gifts.

"Person" is defined as "Any individual, proprietorship, firm, partnership, joint venture, syndicate, business trust, company, corporation, association, committee, and any other organization or group of persons acting in concert." Gov't Code §82047.



Signature of applicant / date

Dipak Thakuri.
Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

Project Description

Type of cuisine : Indian and Nepali dining
Restaurant

Tenant space : 2100 Square feet

operations Hours : Sun to Thurs 11:00AM
To
9:00 PM

Friday 11:00 AM
TO
10:00 PM

Saturday 11:00 AM
TO
10:00 PM

Type of alcohol License - Type 41 Beer and
wine

Reason for Requesting the alcoholic beverages:

For improving business and Serve better for
customer.

We also serve vegan entrees.

Appetizers

- 1. Vegetable Pakora.....\$3.95**
Onion, spinach, cabbage, cooked with Himalayan spices and herbs. Served with mint chutney.
- 2. Vegetable Samosa.....\$3.95**
Deep fried patties stuffed with spices, potatoes and peas. Served with tamarind sauce.
- 3. Papad.....\$1.95**
Baked crispy thin lentil wafers. Served with mint chutney
- 4. Chicken Choila.....\$6.95**
Chicken breast marinated with Himalayan sauce, bell pepper, onion, green onion, cooked in clay oven with Himalayan spices.
- 5. Lamb Choila.....\$8.95**
Lamb marinated with Himalayan sauce, bell pepper, onion, green onion, cooked in clay oven with Himalayan spices.

Soup and Salad

- 6. Himalayan Salad.....\$4.95**
Organic mixed greens, cucumber, tomatoes, carrots, with Himalayan dressing.
- 7. Sadae ko Aloo ra Kakara.....\$4.95**
Cucumber, potatoes, green peas, marinated Himalayan style.
- 8. Daal Soup.....\$2.45**
Mixed lentil cooked with Himalayan spices and herbs.
- 9. Himalayan Vegetable Soup.....\$3.95**
Cauliflower, zucchini, onion cooked with Himalayan spices and herbs.
- 10. Taste of the Himalayas Chicken Soup.....\$4.95**
Boneless chicken cooked with Himalayan spices and herbs.

Vegetarian Tarkari

(All Entrees served with Basmati rice)

- 11. Aloo Cauli ko tarkari.....\$10.95**
Potatoes and cauliflower with onion and tomato sauce with Himalayan spices.
- 12. Aloo Bhanta.....\$10.95**
Eggplant and potatoes cooked in Himalayan style curry sauce.
- 13. Mismas Tarkari.....\$10.95**
Seasonal mixed vegetables cooked in onion and tomato sauce with Himalayan sauce.
- 14. Tofu Saag.....\$10.95**
Fresh spinach, stir fry with tofu cubes and assorted spices from the Himalayas.
- 15. Ram Torya (Bhindi Tarkari).....\$10.95**
Fresh okra and strips of onion sauteed with special herbs and spices.
- 16. Aloo Matar.....\$10.95**
Green snow peas and potato cooked with onion and tomato-base sauce.

- 17. Saag Aloo.....\$10.95**
Potato and paste spinach cooked with onion, tomato and Himalayan sauce.
- 18. Nawaratan Korma (Veg. coconut curry)...\$11.95**
Mixed vegetables cooked with coconut and Himalayan sauce and spices.
- 19. Kerau Paneer.....\$11.95**
Green peas are cooked in gravy of onion and tomatoes along with herbs and spices with homemade cheese cubes.
- 20. Palak Paneer.....\$11.95**
Minced spinach with homemade cheese cubes in a light creamy sauce.
- 21. Paneer tikka Masala.....\$11.95**
Homemade cheese cooked with special tikka masala.
- 22. Malai Kofta.....\$11.95**
Mashed homemade cheese potatoes, nuts and spices combined together to make balls made of kofta and then cooked with specially prepared sauce of nuts, cream, tomato and onion with herbs and spices.
- 23. Daal Tadka.....\$9.95**

Chicken Dishes

- 24. Chicken Korma.....\$13.95**
Boneless chicken cooked with coconut milk, coconut hage, with a creamy sauce and Himalayan herbs and spices.
- 25. Kukhara ko Masu.....\$12.95**
Boneless chicken cooked in onion and tomato gravy with Himalayan spices.
- 26. Chicken Vindaloo.....\$12.95**
Premium chicken breast cubes cooked in special sauce with herbs and spices.
- 27. Chicken Tikka Masala.....\$13.95**
Boneless chicken breast cubes cooked in special sauce with herb and spices.
- 28. Chicken Makhani.....\$13.95**
Premium chicken cooked in the tandoor and then baked in a butter sauce.
- 29. Chicken Saag.....\$13.95**
Chicken cooked with fresh spinach or paste spinach along with different herbs and spices.
- 30. Chicken Chilly.....\$12.95**
Boneless chicken sauteed with onion, tomato, bell pepper, garlic, ginger, chef style

Lamb Dishes

- 31. Lamb Vindaloo.....\$13.95**
Premium lamb cooked in gravy or tomatoes and onions vinegar and chili.
- 32. Lamb Tarkari.....\$14.95**
Boneless lamb pieces are cooked in Himalayan special sauce with different herbs and spices.
- 33. Bhera ko saag.....\$14.95**
Boneless lamb pieces cooked with fresh spinach or paste spinach along with different herbs and spices.
- 34. Lukshya Ko Masu.....\$14.95**
Boneless lamb cooked in clay oven prepared with special Himalayan sauce and spices.

- 35. Himalayan Balti.....\$14.95**
Assorted pieces of tandoor baked chicken breast, lamb, shrimp, mixed vegetables cooked with specially prepared sauce made of different Himalayan herb and spices.
- 36. Lamb Tikka Masala.....\$14.95**
Boneless lamb cubes cooked in a creamy sauce with Himalayan herbs and spices
- 37. Lamb Korma.....\$14.95**
Boneless premium lamb cooked with coconut milk, creamy sauce and Himalayan herbs and spices.
- 38. Goat Curry.....\$14.95**

Seafood

- 39. Macha Ko Tarkari.....\$14.95**
Salmon fish fillet are cooked in Himalayan special sauce with different herbs and spices. Cooked in garlic, ginger and onion.
- 40. Fish Tikka Masala.....\$15.95**
Fillet salmon cooked with the gravy of tikka masala.
- 41. Ghinghe Machha.....\$14.95**
Shrimp are cooked in onion and tomato gravy with Himalayan sauce and herbs.
- 42. Ghinghe Machha Ra Saag.....\$13.95**
Shrimp are cooked in tomatoes and onion gravy with your choice of spinach paste or fresh spinach.
- 43. Shrimp Takka Masala.....\$15.95**
Shrimp cooked with the specialty prepared sauce of tikka.

Tandoor Dishes

- 44. Chicken Tandoori.....\$18.95**
Chicken marinated in yogurt and spices, broiled in the tandoor oven and served sizzling with sauteed onions, bell peppers, cabbage and carrot.
- 45. Chicken Tikka.....\$16.95**
Boneless chicken breast first marinated with special herbs, spices along with yogurt, then baked to perfection in the tandoor oven and served sizzling with onion, bell pepper, cabbage and carrot.
- 46. Lamb Boti Kabab.....\$18.95**
Lamb cubes marinated in yogurt and spices, broiled with Himalayan spices served sizzling with carrot, cabbage and onion.
- 47. Salmon Tandoori.....\$18.95**
Salmon marinated in yogurt and spices, broiled with Himalayan spices served sizzling with carrot, cabbage and onion.
- 48. Shrimp Tandoori.....\$**
Jumbo shrimp marinated in yogurt and spices, broiled the tandoor oven and served sizzling with sauteed onic cabbage, carrot and bell pepper.
- 49. Mixed Tandoori.....\$**
This dish is the combination of marinated chicken, lam shrimp, and salmon served on a sizzling platter with or carrots, and cabbage.

Biryani

- 50. Vegetable Biryani.....\$12.95**
Mixed veggies and home made cheese cooked in Himalayan spices with basmati rice. Served with raita.
- 51. Chicken Biryani.....\$13.95**
Premium chicken cooked with basmati rice with mix of special herbs and spices. Served with raita.
- 52. Lamb Biryani.....\$14.95**
Premium lamb cooked with basmati rice with mix of special herbs and spices. Served with raita.
- 53. Shrimp Biryani.....\$15.95**
Shrimp cooked with basmati rice with mix of special herb and spices. Served with raita.
- 54. Himalayan Biryani.....\$16.95**
Vegetables, panner and tandoor baked lamb, chicken, and shrimp cooked with the spices of Himalayan, then mixed with basmati rice and served with raita.

Momo

- 55. Vegetable Momo (8 pieces).....\$8.95**
Steamed dumplings filled with minced cabbage, spinach, mushrooms, cashews, nuts, panner, onion, cilantro, green onion and spices. Served with Himalayan sauce.
- 56. Chicken Momo (8 pieces).....\$9.95**
Steamed dumplings filled with minced chicken, onion, cilantro, and spices. Served with Himalayan sauce.
- 57. Lukshyako Momo (8 pieces).....\$10.95**
Steamed dumplings filled with minced lamb, onion, cilantro, and spices. Served with special Himalayan sauce.

Side Orders

- 58. Plain Naan.....\$2.45**
Traditionally baked bread in the tandoor oven.
- 59. Garlic Cilantro Naan.....\$3.95**
- 60. Garlic Herbal Naan.....\$3.95**
Naan with fenugreek, or oregano and other Himalayan spices.
- 61. Roti.....\$2.95**
- 62. Plain Paratha.....\$3.50**
- 63. Aloo Paratha.....\$3.50**
- 64. Basmati rice.....\$1.95**
- 65. Raita.....\$1.95**
Homemade yogurt with cucumber, carrot, mint and spices.
- 66. Mango Chutney.....\$2.95**
- 67. Mixed Pickle.....\$1.95**
- 68. 911 Sauce (Very spicy Himalayan sauce).....\$1.95**

Desserts

- 69. Kheer (Rice pudding).....\$2.50**
- 70. Gulab Jamun.....\$2.50**
- 71. Mango Kulfi.....\$2.50**

Beverages

- 72. Mango Lassi.....\$2.95**
- 73. Plain Lassi.....\$2.95**
- 74. Sparking Water (Mineral Water).....\$2.45**
- 75. Chiya**
(Nepalese hot tea made w/ milk).....\$1.95
- 76. Apple Juice\$1.95**
- 77. Soft Drinks or Ice Tea.....\$1.95**
- 78. Coffee or Hot Tea.....\$1.95**

Lunch Specials

*Served Monday through Friday,
11:00am-3:00pm Only*

Pick any Two, Served with Rice, Lentil Soup, and Naan Bread

\$7.95

- 1. Saag Aloo**
Paste of spinach curry cooked with cubes of potatoes
- 2. Vegetable Coconut Curry**
All seasonal vegetables cooked with coconut and Himalayan herbs and spices
- 3. Chicken Curry**
Boneless chicken cooked in onion and tomato gravy
- 4. Chicken Vindaloo**
Boneless chicken cooked with potatoes with the Himalayan flavor
- 5. Chicken Tikka Masala**
Marinated boneless chicken pieces cooked in tandoor oven and then simmered in a thick curry sauce with ginger, garlic, tomatoes, yogurt, and onion
- 6. Chicken Chilly**
Boneless chicken sautéed with onion, tomato, bell pepper, garlic, ginger, chef style
- 7. Bhera ko Tarkari - \$9.95**
Boneless lamb pieces cooked in Himalayan special sauce with different herbs and spices
- 8. Salmon Tikka Masala - \$9.95**
Fillet salmon cooked with the gravy of tikka masala
- 9. Goat Curry - \$9.95**
Bone-in meat cooked with herbs and spices in authentic Nepalese style

18% gratuity for party of 6 or more.
Price subject to change without notice.

1/2018



Taste of the Himalayas

Nepali • Indian • Tibetan & More

El Cajon

1784 East Main Street
El Cajon, CA 92021

619.401.9100

www.tasteofthehimalayas.com

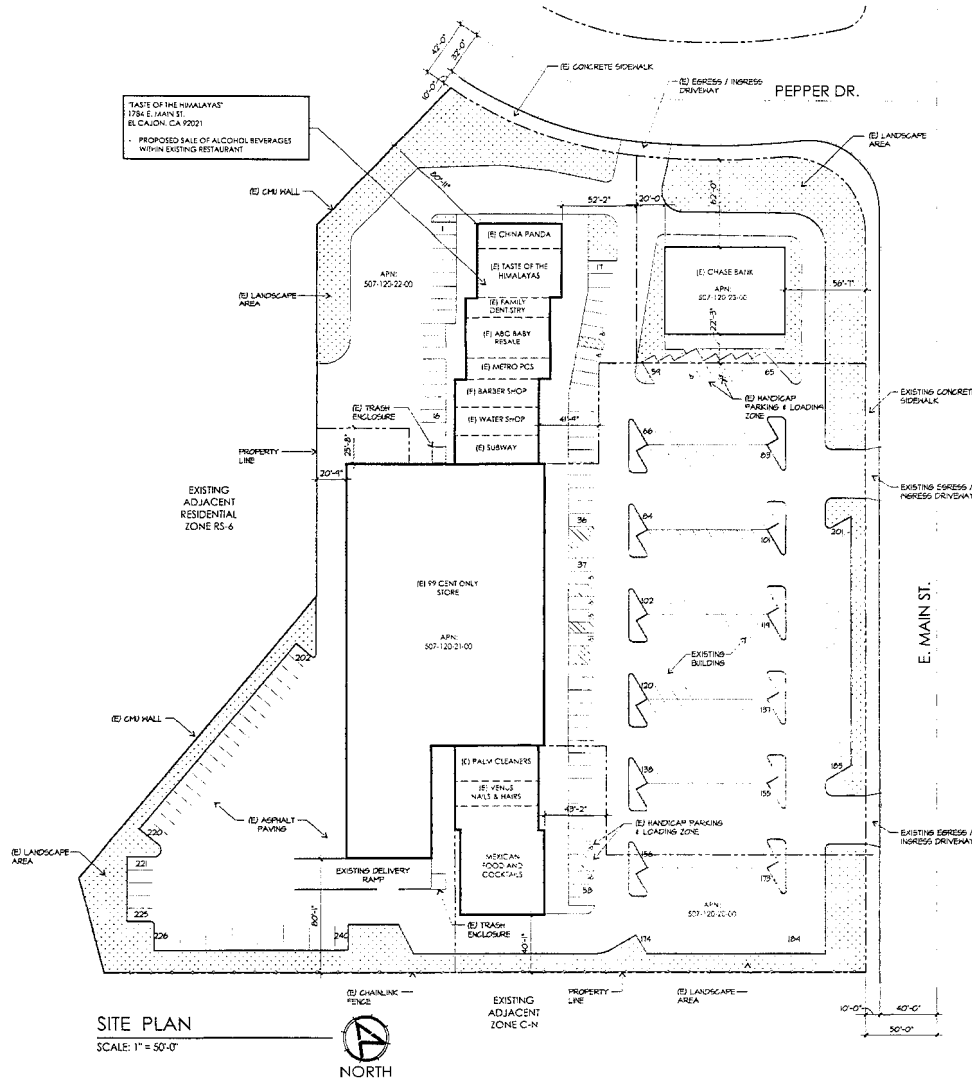
Please call in advance for your party, meeting or any other occasion order.

We honor



Business Hours:

Lunch: 11:00am - 3:00pm
Dinner (Sun-Thur): 3:00pm - 9:00pm
Dinner (Fri & Sat): 3:00pm - 10:00pm



SITE PLAN
SCALE: 1" = 50'-0"



CONSTRUCTION STORMWATER BMP NOTES

1. All applicable temporary construction site stormwater discharge BMPs shall be implemented in accordance with the City of El Cajon minimum BMP requirements including the City of El Cajon Municipal Code 18.10 and the City of El Cajon Agricultural Runoff Management Program (ARMP).
2. The owner/contractor shall be responsible for pollution prevention practices to prevent the discharge of sediment and pollutants to the public storm drain system.
3. The owner/contractor shall be responsible for the prevention of erosion caused by grading, clearing of vegetation, and other site activities.
4. All stormwater BMPs shall be maintained for the duration of the project.
5. All applicable temporary construction site sediment control BMPs shall be implemented for all portions of a project area where grading, all-terrain vehicle activity, or other construction activities will be performed to prevent erosion.
6. Runoff from areas outside the project area that are diverted around work areas to the extent feasible shall not be allowed to be discharged to the municipal storm drain system.
7. Grading shall be done and the project perimeter shall be maintained away from the face or faces of the end of each working day.
8. Any sedimentation pond or other BMP shall be used to prevent transport of sediment and pollutants to the municipal storm drain system. BMPs shall include, but not be limited to, vegetative BMPs, silt fences, sediment traps, or other equally effective BMPs.
9. Any sediment traps or other BMPs shall be removed and swept at least daily. All BMPs shall be inspected and maintained in accordance with the applicable best management practices (BMPs) manual for the City of El Cajon.
10. All materials and other construction wastes shall be placed in a container clearly labeled and designated areas that may be disposed of in accordance with applicable requirements.
11. Construction materials shall be stored in a manner to help avoid being transported in storm water runoff channels. Materials shall not be washed or piled on the ground surface. Concrete, masonry, soil, or other materials shall be stored in a manner to help avoid being transported in storm water runoff channels.
12. Paving, concrete, and other construction activities shall be completed during the first day of raining, grading or site disturbance or construction. These activities shall be completed until all construction has been completed and a 24-hour rain forecast is available. Established vegetation or other permanent erosion control shall be installed.
13. Sediments and other materials of pollutants shall be covered when the chance of rain within the next 48 hours with a forecast of 0.5" or greater.
14. All gravel pits shall have a minimum aggregate (no sandbags or burlap bags allowed).
15. In case of Emergency Contact Number: _____ Phone: _____

PARKING ANALYSIS

INT. TENANT	TYPE OF USE	LEASED SQ. FT.	PARKING STANDARD RATES	PARKING REQ'D.	TOTAL REQUIREMENTS (OBTAIN PERMITS)
1728 CHINA PANCA	RESTAURANT	1,000	1/250	4.0	239
1734 TASTE OF HIMALAYAS	RESTAURANT	3,100	1/250	8.0	228
1782 FAMILY CENTER	DENTAL OFFICE	900	1/250	4.0	224
1780 ABC BARS RESALE	RETAIL	1,800	1/250	7.2	217
1774 BARBER SHOP	RETAIL	900	1/250	4.0	213
1772 WATER SHOP	RETAIL	1,200	1/250	5.0	206
1770 SUBWAY	RETAIL	1,200	1/250	5.0	203
1766 99 CENT ONLY STORE	RETAIL	32,800	1/250	49.0	194
		(13,000)	1/300	30.0	144
		7,800	1/400	29.0	121
1784 PALM CLEANERS	DRY CLEANERS	1,500	1/250	6.0	118
1752 VENUS NAILS & HAIR	HAIR SALON	1,080	1/250	4.0	114
1746 MEXICAN FOOD & COCKTAILS	RESTAURANT	4,420	1/250	18.0	96
1392 CHINA HALL	BANK	2,200	1/250	7.0	75
				TOTAL PARKING STALLS REQUIRED	240.0

PARKING PROVIDED:
STANDARD: 230 SPACES
HANDICAP: 10 SPACES
TOTAL = 240 SPACES PROVIDED

PROJECT DATA

PROPERTY ADDRESS
TASTE OF THE HIMALAYAS
1784 E. MAIN ST.
EL CAJON, CA 92021

ASSESSORS PARCEL NO.:
507-120-22-00

REGULATORY AUTHORITY
CITY OF EL CAJON
200 CIVIL CENTER WAY
EL CAJON, CA 92020

ZONING:
C-1A RESIDENTIAL COMMERCIAL

CONSTRUCTION TYPE:
TYPE V-3 (NON-SPRINKLERED)

PROPERTY INFORMATION:
GROSS LOT AREA: 281,826 S.F.
NET LOT AREA: 251,341 S.F.
LOT COVERAGE: 207,661 S.F. (82%)
LANDSCAPE AREA: 43,685 S.F.
GROSS BUILDING AREA: 55,600 S.F.

OCCUPANCY GROUP
EXISTING: A2 - ASSEMBLY (RESTAURANT)

USE
EXISTING: RESTAURANT (NO CHANGE IN USE)

PROJECT DISCRPTION
PROPOSED SALE OF ALCOHOLIC BEVERAGES WITHIN AN EXISTING RESTAURANT ESTABLISHMENT - TASTE OF THE HIMALAYAS.
THERE SHALL BE NO CHANGES OR CONTRIBUTION TO THE EXISTING BUILDING OR TENANT IMPROVEMENTS, ACCESSIBILITY OR STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS.

VICINITY MAP



CITY OF EL CAJON

PERMIT NO. _____

APPLICANT: _____

ASSESSOR PARCEL NO(S): _____

REQUEST: _____

PC RESOLUTION No. _____ APPROVED BY: _____

CC RESOLUTION No. _____

ORDINANCE No. _____

DATE: _____

CUP 2243 On-Sale Beer & Wine

PREPARED BY
TASTE OF THE HIMALAYAS
1784 E. MAIN ST.
EL CAJON, CA 92021
(760) 729-6871

PROJECT TITLE

TENANT IMPROVEMENT FOR:
TASTE OF THE HIMALAYAS
1784 E. MAIN ST.
EL CAJON, CA 92021

NO.	DATE	REVISIONS	REMARKS
1			
2			
3			
4			

SHEET TITLE

ALCOHOL SALE PERMIT

PROJECT NO.
2017-024

SHEET NO.

T-1
1 of 1

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
NUMBER OF LICENSES AUTHORIZED
BY CENSUS TRACT

County Name	County Population	County Ratio On Sale	County Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale
SAN DIEGO	3,316,192	771	1,605	156.02	2,536	3	1
SAN DIEGO	3,316,192	771	1,605	157.01	6,239	8	3
SAN DIEGO	3,316,192	771	1,605	157.03	7,102	9	4
SAN DIEGO	3,316,192	771	1,605	157.04	4,024	5	2
SAN DIEGO	3,316,192	771	1,605	158.01	3,550	4	2
SAN DIEGO	3,316,192	771	1,605	158.02	4,673	6	2
SAN DIEGO	3,316,192	771	1,605	159.01	3,450	4	2
SAN DIEGO	3,316,192	771	1,605	159.02	5,220	6	3
SAN DIEGO	3,316,192	771	1,605	160	2,419	3	1
SAN DIEGO	3,316,192	771	1,605	161	5,788	7	3
SAN DIEGO	3,316,192	771	1,605	162.01	5,843	7	3
SAN DIEGO	3,316,192	771	1,605	162.02	3,337	4	2
SAN DIEGO	3,316,192	771	1,605	163.01	4,919	6	3
SAN DIEGO	3,316,192	771	1,605	163.02	5,444	7	3
SAN DIEGO	3,316,192	771	1,605	164.01	4,996	6	3
SAN DIEGO	3,316,192	771	1,605	164.02	7,452	9	4
SAN DIEGO	3,316,192	771	1,605	165.02	6,915	8	4
SAN DIEGO	3,316,192	771	1,605	165.03	2,784	3	1
SAN DIEGO	3,316,192	771	1,605	165.04	6,253	8	3
SAN DIEGO	3,316,192	771	1,605	166.05	7,339	9	4
SAN DIEGO	3,316,192	771	1,605	166.06	3,388	4	2
SAN DIEGO	3,316,192	771	1,605	166.07	6,365	8	3
SAN DIEGO	3,316,192	771	1,605	166.08	2,526	3	1
SAN DIEGO	3,316,192	771	1,605	166.09	5,227	6	3
SAN DIEGO	3,316,192	771	1,605	166.1	4,163	5	2
SAN DIEGO	3,316,192	771	1,605	166.12	6,143	7	3
SAN DIEGO	3,316,192	771	1,605	166.13	1,860	2	1
SAN DIEGO	3,316,192	771	1,605	166.14	3,912	5	2
SAN DIEGO	3,316,192	771	1,605	166.15	3,059	3	1
SAN DIEGO	3,316,192	771	1,605	166.16	4,067	5	2
SAN DIEGO	3,316,192	771	1,605	166.17	3,102	4	1
SAN DIEGO	3,316,192	771	1,605	167.01	8,666	11	5
SAN DIEGO	3,316,192	771	1,605	167.02	6,944	9	4
SAN DIEGO	3,316,192	771	1,605	168.02	6,942	9	4
SAN DIEGO	3,316,192	771	1,605	168.04	7,292	9	4
SAN DIEGO	3,316,192	771	1,605	168.06	4,081	5	2
SAN DIEGO	3,316,192	771	1,605	168.07	7,135	9	4
SAN DIEGO	3,316,192	771	1,605	168.09	5,486	7	3
SAN DIEGO	3,316,192	771	1,605	168.1	2,792	3	1
SAN DIEGO	3,316,192	771	1,605	168.11	4,374	5	2
SAN DIEGO	3,316,192	771	1,605	169.01	6,909	8	4
SAN DIEGO	3,316,192	771	1,605	169.02	2,341	3	1
SAN DIEGO	3,316,192	771	1,605	170.06	2,876	3	1
SAN DIEGO	3,316,192	771	1,605	170.09	4,024	5	2
SAN DIEGO	3,316,192	771	1,605	170.1	3,152	4	1



California Department of Alcoholic Beverage Control

Save As CSV

Active On-Sale Retail Licenses

For the Census Tract of 164.02

Report as of: 03/11/2018

Rows Per Page: 25

Total Licenses: 1
Page 1 of 1

Click on column header to sort

	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Mailing Address	Geo Code
1	58130	ACTIVE	41	01/01/1994	10/31/2018	PERNICANO, GEORGE JAMES	PERNICANOS	1588 E MAIN ST EL CAJON, CA 92021 Census Tract: 0164.02		3704

ABC SUMMARY REPORT - YEAR 2017

CENSUS TRACT	Index		
15301	123		
15302	117		
15403	104		
15404	151		
15405	48		
15601	206		
15602	42		
15701	630		
15703	179		
15704	229		
15801	364		
15802	389		
15901	166		
15902	214		
16000	483		
16100	188		
16201	116		
16202	1333		
16301	421		
16302	357		
16401	190		
16402	232		
16502	155		
16503	1		
16504	232		
16605	0		
16616	5		
16807	36		
16809	10		
	6,721		
Average = 232			

LOW 0-79% OF AVERAGE = 0 - 184

AVERAGE 80-119% OF AVERAGE = 185 - 277

HIGH 120-200% OF AVERAGE = 278 - 465

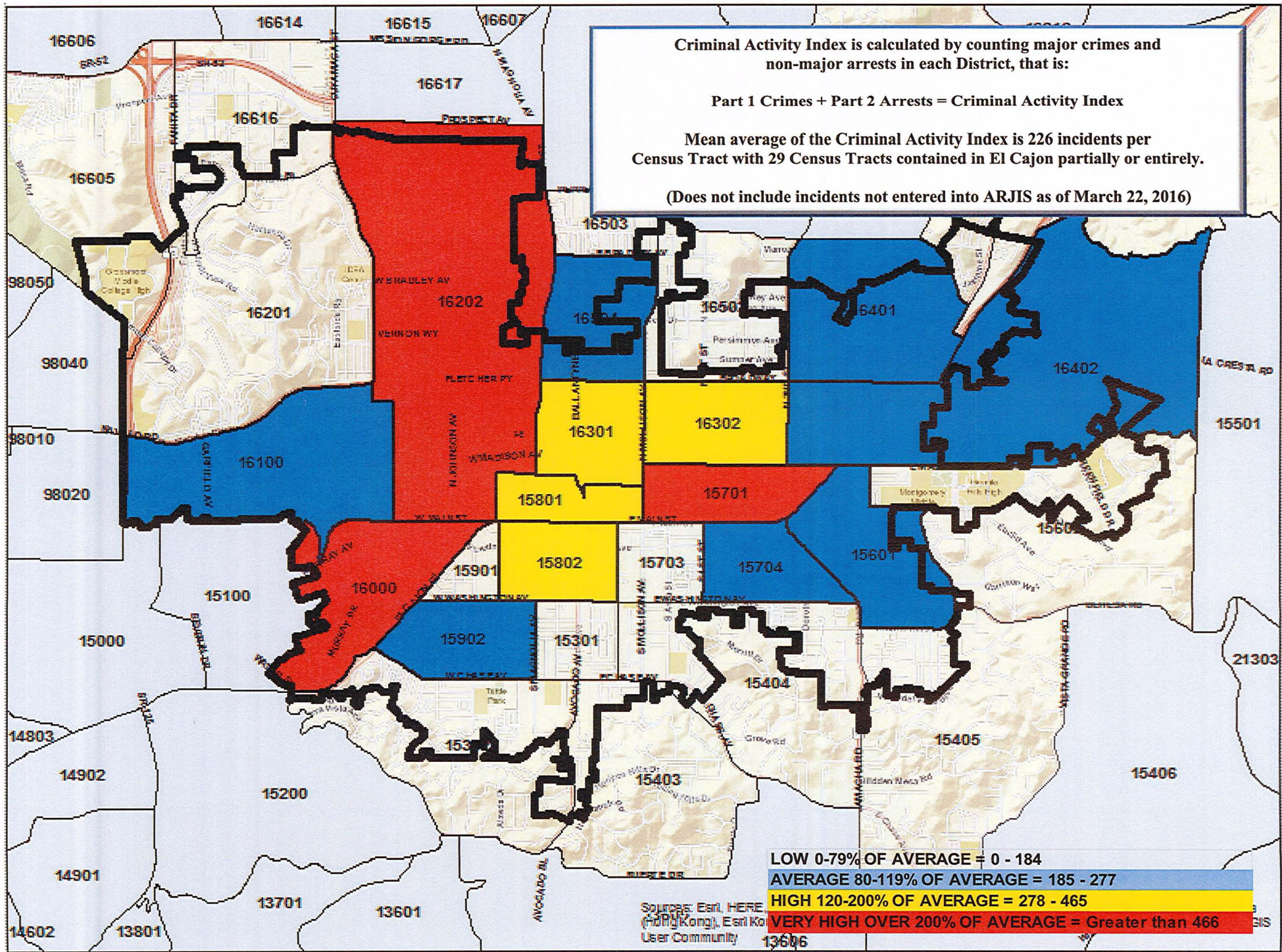
VERY HIGH OVER 200% OF AVERAGE = Greater than 466

Criminal Activity Index is calculated by counting major crimes and non-major arrests in each District, that is:

Part 1 Crimes + Part 2 Arrests = Criminal Activity Index

Mean average of the Criminal Activity Index is 226 incidents per Census Tract with 29 Census Tracts contained in El Cajon partially or entirely.

(Does not include incidents not entered into ARJIS as of March 22, 2016)



LOW 0-79% OF AVERAGE = 0 - 184

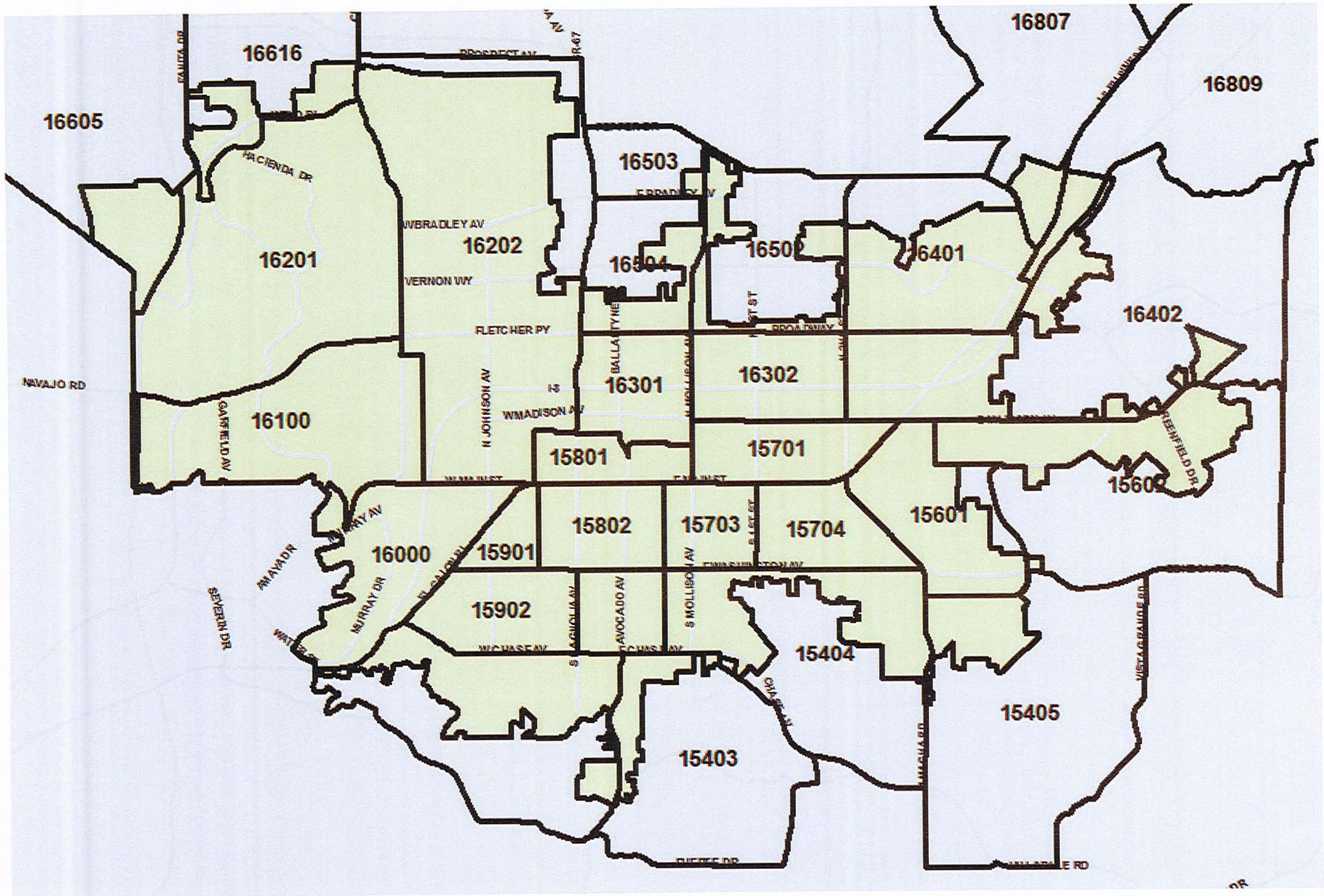
AVERAGE 80-119% OF AVERAGE = 185 - 277

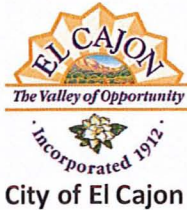
HIGH 120-200% OF AVERAGE = 278 - 465

VERY HIGH OVER 200% OF AVERAGE = Greater than 466

Sources: Esri, HERE, DeLorme, Mapbox, TomTom, Swatch, Bing, Microsoft, Esri, Intel, Mapbox, User Community

13606





Agenda Item:	3
Project Name:	Zoning Code Omnibus Update
Request:	Zoning Code Amendment
CEQA Recommendation:	Negative Declaration
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL ADOPTION OF THE NEGATIVE DECLARATION AND APPROVAL OF THE ZONING CODE OMNIBUS AMENDMENT
Project Number:	Zoning Code Amendment No: 433
Location:	Citywide
Applicant:	City of El Cajon
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us, 619.441.1539
City Council Hearing Required?	Yes To Be Determined
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of the Negative Declaration and Zoning Code Amendment No. 433

PROJECT DESCRIPTION

Each year staff identifies potential technical cleanups during their routine administration of the Zoning Code. A list of cleanups, clarifications and revisions are then brought forward as an amendment to Title 17. Most are non-substantive technical cleanups, with a few minor substantive changes that staff has tentatively identified to fill gaps in current regulations, including recently enacted State statutes from the previous year. At this time, staff is proposing a list of changes compiled through the course of last year as well as specific changes to the water efficient landscaping, massage establishments and accessory dwelling unit regulations. A Negative Declaration was prepared in accordance with the California Environmental Quality Act.

BACKGROUND

Zoning Code Cleanup, Clarifications and Revisions

The Planning Commission (“Commission”) initiated the Zoning Code Amendment on January 16, 2018 to undertake potential revisions to the Zoning Code.

Throughout the course of 2016 and 2017, there have been changes to the Zoning Code addressing newly enacted legislation such as the accessory dwelling units and the marijuana commercial enterprises. Additionally, changes have been made for consistency with the General Plan, the application of a Mixed-Use Overlay and to establish standards for common interest developments. Staff has brought forward changes incrementally and as needed.

DISCUSSION

Zoning Code Omnibus Minor Edits

Over the course of the previous year, staff identified issues to address within the text of the Zoning Code. Minor revisions to the text are primarily for the purpose of consistency, language clarification, and regulating land uses not anticipated by the existing Zoning Code. The changes proposed are summarized in the attached guide to the edits along with the reference to the applicable section, and also provided as strike out underline in the attached proposed ordinance.

Accessory Dwelling Units

On January 1, 2017, Senate Bill 1069 was approved to allow ADUs through a ministerial process if the unit complied with certain requirements. Additionally, companion item Assembly Bill 2299 was enacted to allow for the provision of junior accessory dwelling units (JADU). In May 2017, the Planning Commission recommended approval and City Council adopted changes to the Zoning Code to align it with the new State statutes. Staff is proposing refinements to further clarify the regulations and eliminate ambiguity.

Beekeeping

Staff explored the opportunity to allow beekeeping within the City limits where appropriate and subject to certain standards. Regulations were reviewed from various jurisdictions throughout the county which ranged from liberal to restrictive. An incremental approach to beekeeping is proposed to eliminate the potential for nuisances and ensure land use compatibility. Standards such as maximum quantity of beehives, a requirement to secure the necessary permit, and allow them only on larger lots that already allow animal keeping.

Massage Establishments

On January 1, 2015, Assembly Bill 1147 went into effect. Assembly Bill 1147 restored broad control over land use to local governments in regulating massage establishments in the best interests of the individual community. The bill is referred to as the Massage Therapy Act. On September 21, 2016, the Governor approved Assembly Bill 2194 which extended the provisions of the Act to January 1, 2021. The Municipal Code currently regulates massage establishments under Title 5 Business Licenses and Regulations and Title 17 Zoning. Staff is proposing edits that are in alignment with the new legislation and tailored to El Cajon.

Parking Standards

In order to align with the recently adopted Mixed-Use Overlay Zone and the amended Downtown Master Plan, edits have been made to the parking standards. Edits include revisions to the quantity of parking required, correcting references to code sections and clarifying the endnotes. In addition, the need to provide additional parking for solely a change of use to an existing building has been eliminated. Furthermore, a process to request a parking reduction with supporting documentation has been created.

Water Efficient Landscaping

The State Water Resources Control Board adopted Chapter 2.7 Model Water Efficient Landscape Ordinance (MWELO) California Code of Regulations in 1992 to establish standards for water efficient landscaping throughout the State. In September 2015, Governor’s Executive Order No. B-29-15 was signed establishing water conservation standards for implementation of existing, new and redeveloped properties. Staff is proposing changes to the El Cajon Municipal Code (ECMC) Chapter 17.195 Water Efficient Landscaping Ordinance, which was last updated in 2013, for minor changes and compliance with the updated MWELO. Edits include clean ups, clarification and compliance with the executive order.

Summary

The proposed amendments to this year’s Omnibus Update incorporate minor technical edits, non-substantive changes, and regulatory revisions that streamline the development process. The proposed revisions discussed above are a few of the notable changes.

FINDINGS

A. The proposed zoning amendment, including any changes proposed in the various land uses to be authorized, is compatible with the objectives, policies, general land uses, and programs specified in the general plan.

The proposed changes to the Zoning Code further the goals of the General Plan by updating the water efficient landscaping ordinance to comply with new state laws, and implementing forms to reduce governmental constraints to the development of housing. Pursuant to Goal 10 of the General Plan the city “shall periodically revise its regulatory codes, ordinances and policies so that they may reflect current, upgraded standards of development and performance.” Modifying the land use tables for select uses, updating antiquated terminology, and reducing permit levels will facilitate and encourage development.

B. The proposed zoning amendment is consistent with any applicable specific plan governing development of the subject property.

The proposed zoning code amendment is applicable citywide. No zone changes are proposed as part of this project, and thus the proposed changes do not conflict with specific plans.

- C. *It is in the public necessity and convenience and/or general welfare that the zoning regulations governing the property be changed.*

The proposed zoning code amendment is applicable citywide and is not property-specific. The zoning code amendment provides clarity to land use regulations and improves consistency. The changes also align the Zoning Code with industry-specific terms and standards, and overall, helps streamline the development review process.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

An Initial Study was prepared for the project, and the study determined that the project would not have a significant impact on the environment. Based upon this determination a draft Negative Declaration has been circulated for public review and comment. The public review comment extends from February 12, 2018 to March 13, 2018. No public comments have been received to date in response to the Notice of Intent to adopt the draft Negative Declaration.

PUBLIC NOTICE & INPUT

A Notice of Intent for the draft Negative Declaration was published in the East County Gazette on February 8, 2018. Copies of the draft Negative Declaration were available at the two public libraries and at City Hall. Notice of this public hearing was published in the East County Gazette on March 1, 2018 in compliance with Government Code sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices." The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

RECOMMENDATION

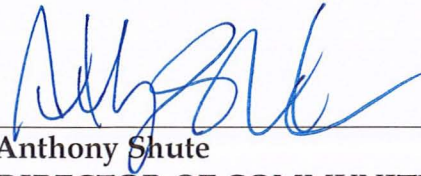
Staff is recommending approval of the Zoning Code Amendment No. 433 to address non-substantive technical cleanups in the land use regulations and minor substantive changes that staff has tentatively identified to fill gaps in current regulations, including recently enacted State statutes from the previous year that address accessory dwelling units, massage establishments, and water efficient landscaping.

PREPARED BY:



Lorena Cordova
ASSOCIATE PLANNER

APPROVED BY:



Anthony Shute
DIRECTOR OF COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Proposed Resolution Recommending Approval of the Negative Declaration
2. Proposed Resolution Recommending Approval of Zoning Code Amendment No. 433
Exhibit A: Proposed Draft Zoning Code (in commissioner's binders and online only)
3. Summary and Description of Zoning Code Revisions
4. Public Hearing Notice
5. Planning Commission Resolution No. 10930 Initiating Zoning Code Amendment
6. Draft Negative Declaration <http://www.cityofelcajon.us/home/showdocument?id=17069>

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL ADOPTION OF A
NEGATIVE DECLARATION FOR THE ZONING CODE UPDATE;
ZONING CODE AMENDMENT NO. 433.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on March 20, 2018 to consider Zoning Code Amendment No. 433 for changes to the Zoning Code to improve clarity and consistency to the water efficient landscaping, accessory dwelling units, massage establishments and beekeeping regulations, among other minor changes; and

WHEREAS, the City prepared a draft Negative Declaration for the project in accordance with California Environmental Quality Act guidelines, which indicates that the potential environmental effects of the proposed project would be less than significant; and

WHEREAS, pursuant to Section 21082.1 of the Public Resources Code, the draft Negative Declaration was circulated for public review; and

WHEREAS, no comments have been received to date during the public review period; and

WHEREAS, the Negative Declaration reflects the City's independent judgment as required by Section 21082.1 of the Public Resources Code; and

WHEREAS, prior to making a recommendation to the City Council on the proposed project, the Planning Commission reviewed and considered the information contained in the proposed draft Negative Declaration; and

WHEREAS, in accordance with CEQA Guidelines Section 15074(c), the custodian of the Negative Declaration is the El Cajon Community Development Department, and all supporting documentation is in the Zoning Code Amendment No. 433 file; and

WHEREAS, after considering the evidence and facts, the Planning Commission considered the Negative Declaration as presented at its March 20, 2018, meeting.

NOW, THEREFORE, BE IT RESOLVED by the El Cajon Planning Commission as follows:

Proposed Planning Commission Resolution

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 draft Negative Declaration.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council ADOPTION of the draft Negative Declaration for Zoning Code Omnibus.

{The remainder of this page intentionally left blank}

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held March 20, 2018, by the following vote:

AYES:
NOES:
ABSENT:

Darrin MROZ, Chair

ATTEST:

Anthony SHUTE, AICP, Secretary

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF
ZONING CODE AMENDMENT NO. 433.

WHEREAS, on January 16, 2018, the Planning Commission adopted Resolution No. 10930 initiating an amendment to the Zoning Code with overall changes for clarity and consistency, minor technical revisions and compliance with new state statutes; and,

WHEREAS, the Zoning Code requires regular maintenance to ensure that it is consistent and effective in regulating the use and development of land in the City, and staff has identified various minor edits needed to improve clarity and consistency of the Zoning Code; and,

WHEREAS, the residential, commercial and industrial land use tables have been updated to reduce permit levels to facilitate land use and site developments, refine use categories, and update outdated terms; and,

WHEREAS, the water efficient landscape ordinance has been updated to ensure compliance with new State statutes; and,

WHEREAS, the provision of keeping bees on larger residentially zoned property and the standards to keep them have been incorporated into the land use regulations; and,

WHEREAS, the accessory and junior accessory dwelling unit regulations have been updated for ease of understanding and consistency with State statutes; and,

WHEREAS, the massage establishments regulations have been updated to eliminate antiquated terminology and conform to new State laws; and,

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on March 20, 2018, to consider Zoning Code Amendment No. 433 to improve clarity and consistency in the Zoning Code; and,

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order, recommending to the El Cajon City Council the approval of the proposed draft Negative Declaration; and,

WHEREAS, the El Cajon Planning Commission considered the draft Negative Declaration in accordance with the California Environmental Quality Act Guidelines section 15074 for the proposed project; and,

Proposed Planning Commission Resolution

WHEREAS, at the public hearing the Planning Commission received evidence through public testimony and comment, in the form of verbal and written communications and reports prepared and presented to the Planning Commission, including (but not limited to) evidence such as the following:

- A. The proposed changes to the Zoning Code further the goals of the General Plan by updating the water efficient landscaping ordinance to comply with new state laws, and implementing forms to reduce governmental constraints to the development of housing. Pursuant to Goal 10 of the General Plan the city “shall periodically revise its regulatory codes, ordinances and policies so that they may reflect current, upgraded standards of development and performance.” Modifying the land use tables for select uses, updating antiquated terminology, and reducing permit levels will facilitate and encourage development.
- B. The proposed zoning code amendment is applicable citywide. No zone changes are proposed as part of this project and thus the proposed changes do not conflict with specific plans.
- C. The proposed zoning code amendment is applicable citywide and is not property-specific. The zoning code amendment provides clarity to land use regulations and improves consistency. The changes also align the Zoning Code with industry-specific terms and standards, and overall, helps streamline the development review process.

WHEREAS, after considering such evidence and facts the Planning Commission did consider Zoning Code Amendment No. 433 as presented at its meeting.

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 Zoning Code Amendment No. 433.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Zoning Code Amendment No. 433 included as Exhibit A.

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held March 20, 2018, by the following vote:

AYES:
NOES:
ABSENT:

ATTEST:

Darrin MROZ, Chair

Anthony SHUTE, AICP, Secretary

Chapter 17.20

AMENDMENTS

Sections:

- 17.20.010 Title may be amended.**
- 17.20.020 Initiation.**
- 17.20.030 Commission to hold hearing on amendments.**
- 17.20.040 Commission to announce findings.**
- 17.20.050 Required findings.**
- 17.20.060 Notice of commission's decision.**
- 17.20.070 Commission action shall be final when denying application.**
- 17.20.080 Council public hearings on amendments.**
- 17.20.090 Council referral to planning commission.**
- 17.20.100 Decision of city council.**
- 17.20.110 Notice of council decision.**

17.20.010 Title may be amended.

The boundaries and areas of the zones established by this title and as depicted on the zoning map, the classification of land uses therein, or other provisions of this title may be amended whenever public necessity and convenience and general welfare require. (Ord. 4950 § 3, 2010)

17.20.020 Initiation.

Amendments of this title may be initiated by:

- A. Submittal of a completed application by the property owner, or the property owner's agent, to the secretary of the planning commission. However, no application for a zone reclassification shall be accepted if a previous application for the same zone reclassification request, for the same property, was denied within the previous year; or
- B. A resolution of intention of the city council; or
- C. A resolution of intention of the planning commission.
- D. All amendments to this title which do not change any property from one zone to another, or do not impose any regulation listed in Section 65800 of the California Government Code (the Planning and Zoning Law) not theretofore imposed, or which do not remove or modify any such regulation theretofore imposed, may be initiated and adopted as other ordinances are adopted by said city council. (~~Ord. 4950 § 3, 2010~~)
- E. City council action.

17.20.030 Commission to hold hearing on amendments.

Upon acceptance of a completed application, the secretary of the planning commission shall schedule a public hearing before the planning commission in accordance with the provisions of Chapter 17.25 of this title. (Ord. 4950 § 3, 2010)

Chapter 17.40

ADMINISTRATIVE ZONING PERMIT

Sections:

- 17.40.010 Intent and purpose.**
- 17.40.020 Applicability.**
- 17.40.030 Application.**
- 17.40.040 Authority to approve.**
- 17.40.050 Notice of decision.**
- 17.40.060 Appeals.**

17.40.010 Intent and purpose.

The intent and purpose of the administrative zoning permit is to establish a review process for development or uses that may have some limited impacts on surrounding properties and ensure that the proposed use or development applies with all applicable regulations. (Ord. 5018 § 7, 2015)

17.40.020 Applicability.

The following property improvements and land uses may be approved by an administrative zoning permit:

- A. Large family daycare homes in residential zones, in compliance with Section 17.225.030.
- B. Outdoor dining areas in compliance with Section 17.225.090.
- C. Fences, hedges, and walls that are higher than would otherwise be allowed, in instances where there is a legitimate need for a higher fence. In approving such fences, the director shall consider safety and sight distance requirements, in addition to aesthetics and input from affected adjoining property owners. Affected adjoining property owners shall be notified in writing at least ten days prior to the approval of any fence, hedge, or wall exceeding the height restrictions of the underlying zone.
- D. Roadside stands, in compliance with Section 17.225.110.
- E. Kiosks, booths, and stands in compliance with Section 17.130.250.
- G. A temporary shade structure, in compliance with Section 17.225.160.
- H. Additional household pet or animal, in compliance with Chapter 17.205.
- I. Façade modifications for existing structures within the Downtown Master Plan Area. (Ord. 5018 § 9, 2015)

17.40.030 Application.

An application for an administrative zoning permit may be filed with the secretary of the planning commission by the property owner of the property for which the permit is requested, or the property owner's agent. (Ord. 4950 § 3, 2010)

Chapter 17.65

SITE DEVELOPMENT PLAN PERMIT

Sections:

- 17.65.010 Intent and purpose.**
- 17.65.020 Applicability.**
- 17.65.030 Authority to apply.**
- 17.65.040 Permit application requirements.**
- 17.65.050 Authority to approve.**
- 17.65.060 Required findings.**
- 17.65.070 Notice of decision.**
- 17.65.080 Revised site development plan drawing.**
- 17.65.090 Appeals.**

17.65.010 Intent and purpose.

The intent and purpose of a site development plan permit, and the site development plan review process is:

- A. To ensure compliance with city ordinances and policies;
- B. To ensure the incorporation of sound design practices;
- C. To ensure that proper facilities are provided;
- D. To ensure compliance with storm water management requirements;
- E. To ensure that easements and rights-of-way are recognized and respected on development plans. (Ord. 4950 § 3, 2010)

17.65.020 Applicability.

A site development plan permit shall be required for all buildings or developments proposing ~~three~~four or more dwelling units, new commercial or industrial developments, and any expansions of existing commercial or industrial developments, when such expansions include increased floor area or building height, increased outdoor facilities or storage areas, or any other intensification of use. The director of community development may authorize minor expansions or alterations to existing developments without requiring site development plan permit approval in instances where the director determines that the requested expansion would be negligible and would not result in adverse effects to the subject property or surrounding properties.

Site development plan permits shall not be required for planned residential developments, residential subdivisions of single family lots, or for specific plans and conditional use permits authorizing development projects, when such other development permit processes include a site plan depicting the location and design of all proposed structures and facilities. Notwithstanding the above, a site development plan permit may be required as part of the approval of any development request at the discretion of the director of community development. (Ord. 4950 § 3, 2010)

“Marijuana cultivation” means the planting, growing, harvesting, drying or processing of marijuana plants or any part thereof, and any and all associated business and/or operational activities. Marijuana cultivation by any person or entity, including clinics, collectives, cooperatives and dispensaries, is prohibited in all zones within the City’s jurisdictional limits. No permit, whether conditional or otherwise, shall be issued for the establishment of such activity. Marijuana cultivation shall not include the planting, growing, harvesting, drying or processing of marijuana plants or any part thereof by any “qualified patient,” or “person with an identification card,” as those terms are defined in California Health and Safety Code section 11362.7.

“Marijuana delivery” means the commercial delivery, transfer or transport, or arranging for the delivery, transfer or transport, or the use of any technology platform to arrange for or facilitate the commercial delivery, transfer or transport of marijuana, edible marijuana products, or any marijuana products to or from any location within the jurisdictional limits of the City of El Cajon, and any and all associated business or operational activities. Marijuana delivery by any person or entity, including clinics, collectives, cooperatives and dispensaries, is prohibited in the city. No permit, whether conditional or otherwise, shall be issued for the establishment of such activity. Marijuana delivery shall not include the delivery, transfer or transport of marijuana, edible marijuana products, or any marijuana products to any “qualified patient,” or “person with an identification card,” in the city, by any “primary caregiver,” as each of those terms are defined in California Health and Safety Code section 11362.7, not to exceed eight (8) ounces of dried marijuana for each “qualified patient” and “person with an identification card” residing in the city.

“Marijuana dispensary” means any facility or location, whether fixed or mobile, where marijuana, whether medical or otherwise, is made available to or distributed by or distributed to one (1) or more of the following: a primary caregiver, a qualified patient, or a patient with an identification card, or any other individual regardless of status defined or not defined. A marijuana dispensary, medical or otherwise, is prohibited in all zones within the city’s jurisdictional limits. No permit, whether conditional or otherwise, shall be issued for the establishment of such use.

“Marijuana storage” means any facility or location, whether fixed or mobile, where marijuana, whether medical or otherwise, is stored either temporarily or permanently. No permit, whether conditional or otherwise, shall be issued for the establishment of such activity. Marijuana storage shall not include the planting, growing, harvesting, drying or processing of marijuana plants or any part thereof by any “qualified patient,” or “person with an identification card,” as those terms are defined in California Health and Safety Code section 11362.7 so long as it is located at the residence of the qualified patient or person with identification card.

“Market” means a retail store, with a gross floor area greater than 4,000 square feet and less than 15,000 square feet that sells primarily food items and household supplies. Small grocery stores, produce markets, and specialty food stores are included in this definition.

“Marquee” means a permanent roofed structure attached to a building and projecting over public property. (See also “Arcade.”)

~~**“Martial arts facility”** means a school and training facility that specializes in training and instructing students in the practice of hand-to-hand combat techniques, including the use of traditional weapons and excluding training in the use of firearms.~~

“Microbrewery” means a small beer manufacturing company that is licensed by the California Department of Alcoholic Beverage Control to manufacture and sell alcoholic beverages for on-site as well as off-site consumption.

additional insureds on the policy or policies. Failure to maintain coverage as required by this paragraph 11 shall be the basis for the revocation of the administrative zoning permit.

12. Addition of the electrical security fence shall in no way preclude the installation and maintenance of required landscaping.
- C. Chain link fencing shall be installed so that all pointed edges are facing downward unless the fence has been approved as a security fence as described above.
- D. It shall be unlawful, and a misdemeanor for any person to install, maintain or operate an electric fence in violation of these development standards. (Ord. 5016 § 3, 2014)

17.130.225 Security Gates.

- A. Definition. For the purpose of this section, security gates shall be defined as any gate, door or other barrier that limits or restricts public access to or from a property. This definition does not include any barrier securing a pool area, and individual gate, private patio, yard or living area, etc. or similar areas not intended for general public access.
- B. Security gates shall conform to the provisions of the California Fire Code (current edition) Section 503.
- C. Gate setback for local residential street. For any development located on a designated "local residential" street, a security gate across a vehicular driveway shall be setback from the existing or proposed curb face a minimum of 15 feet, except that, for an existing development, the setback may be reduced to a minimum of 12 feet if it is deemed necessary.
- D. Gate setback for residential collector street. For any development on a street designated as a "residential collector" or higher, a security gate across a vehicular driveway shall be setback from the existing or proposed curb face a minimum of 30 feet to accommodate emergency vehicles. Any change to the minimum setback length shall be approved by the City's designated Fire Marshal.

17.130.230 Swimming pools, spas, and hot tubs.

Swimming pools, spas, and hot tubs, including associated equipment, shall not be located in any required front yard or exterior side yard, and shall not be located closer than three (3) feet from any rear or interior side property line. (Ord. 4950 § 3, 2010)

17.130.240 Access to rear yard areas.

- A. In all commercial zones and in the Manufacturing zone, if there is a rear yard requirement due to a property's adjacency to a residential zone, access shall be provided to that rear yard area. Such access may be provided through a required side yard, from a dedicated public street or alley, from a private street approved by specific plan, or as part of a PUD. If a rear yard is required but there is no access as described above, such access to the rear yard area shall be provided as follows:
 1. Lots 100 feet wide or less at the rear property line shall have at least one (1) opening, with minimum dimensions of five (5) feet wide, by 10 feet high or up to the top of the first ground level story of the structure (whichever is greater).
 2. Lots over 100 feet in width at the rear property line shall have at least two (2) openings, with minimum dimensions of five (5) feet wide, by 10 feet high or up to the top of the first ground level story of the structure (whichever is greater).

velopment standards and use restrictions applicable to the underlying zone district, including architectural standards. Furthermore, the area of the kiosk shall be counted as additional floor space for the purpose of calculating off-street parking requirements. (Ord. 5018 § 34, 2015)

17.130.255 Storage space.

Additions to existing commercial buildings for the purpose of storage space only, without providing required additional off-street parking spaces, may be permitted subject to the granting of a minor conditional-use permit. In no event, however, shall such additions exceed thirty percent of the total gross floor area of the existing building or eight hundred (800) square feet, whichever is less. (Ord. 4984 § 43, 2013)

17.130.260 Development within designated floodways.

Any proposed new development or redevelopment of property located within a designated floodway is subject to the regulations of the Federal Emergency Management Agency (FEMA) and the provisions of Chapter 15.14 of the El Cajon Municipal Code (Flood Damage Prevention Ordinance.) These regulations generally prohibit development within floodways, and require that any new development or substantial improvement of existing developments within floodways be raised above base flood elevations. Floodways and other flood zones are depicted on the Flood Insurance Rate Maps (FIRM) prepared and maintained by FEMA. (Ord. 4950 § 3, 2010)

17.130.265 Amateur radio antennas.

Amateur radio antennas may have an overall height of up to 55 feet. Amateur radio antennas may exceed the 55-foot height limit with the approval of a conditional use permit. In no event may any amateur radio antenna in the city violate Federal Aviation Agency standards for aeronautic safety. (Ord. 5018 § 35, 2015)

2. Five (5) percent of the total units of a housing development for very low-income households;
3. A senior citizen housing development, including a mobile home park that limits residency to senior citizens; or
4. 10 percent of the total units in a common interest development as defined by Section 1351 of the California Civil Code for persons and families of moderate income, provided that all units in the development are offered to the public for purchase.

For the purpose of this section, "total units" does not include density bonus units.

B. Additional Density Bonus.

1. If an applicant exceeds the percentages set forth in subsection A of this section the applicant shall be entitled to an additional density bonus above 20 percent calculated as follows:
 - a. For each one (1) percent increase above 10 percent in the percentage of units affordable to lower income households, the density bonus shall be increased by one and one-half (1.5) percent, up to a maximum of 35 percent for the total project;
 - b. For each one (1) percent increase above five (5) percent in the percentage of units affordable to very low income households, the density bonus shall be increased by two and one-half (2.5) percent, up to a maximum of 35 percent for the total project;
 - c. For each one (1) percent above 10 percent in the percentage of units affordable to moderate income households, the density bonus shall be increased by one (1) percent, up to a maximum of 35 percent for the total project.

Note: All density bonus calculations resulting in fractions shall be rounded up to the next whole number.

C. Incentives or Concessions.

1. An applicant may request incentives and/or concessions pursuant to this subsection in conjunction with a density bonus request. The applicant shall submit a written request to the community development department, ~~with a completed conditional use permit application,~~ detailing the specific incentives and/or concessions that the applicant requests.
2. Number of Incentives/Concessions. The applicant shall be entitled to receive the following number of incentives or concessions:
 - a. One (1) incentive or concession for projects that include at least five (5) percent of the total units for very low income households, or at least 10 percent of the total units for lower income households or persons and families of moderate income in a condominium or planned unit development.
 - b. Two (2) incentives or concessions for projects that include at least 10 percent of the total units for very low income households, or at least 20 percent of the total units for lower income households or persons and families of moderate income in a condominium or planned development.
 - c. Three (3) incentives or concessions for projects that include at least 15 percent of the total units for very low income households, or at least 30 percent of the total units for lower income households or persons and families of moderate income in a condominium or planned development.

3. In addition to all other conditional use permit (“CUP”) application requirements, an applicant requesting incentive(s) and/or concession(s) shall also show, using one of the following methods, that the concession(s), and/or incentive(s), is necessary to make the density bonus housing units economically feasible:
 - a. A development pro forma with the capital costs, operating expenses, return on investment, loan-to-value ratio and the debt coverage ratio including the contribution(s) provided by any applicable subsidy program(s), and the economic effect created by the minimum 30 year use and income restrictions on the affordable housing units; or
 - b. An appraisal report indicating the value of the density bonus and of the incentive(s)/concession(s); or
 - c. A use of funds statement identifying the projected financing gap for the project with the affordable housing units. The analysis shall show how much of the funding gap is covered by the density bonus and how much by the incentive(s)/concession(s).
4. When the city council grants a density bonus in accordance with this section, the city council shall grant the additional concessions or incentives requested by the applicant, unless it finds, based upon substantial evidence, that:
 - a. The concessions or incentives are not required in order to provide for affordable housing costs or rents for the targeted units to be set as specified in Section 17.220.040; or
 - b. The concession or incentive would have a specific adverse impact (as defined in California Government Code Section 65589.5(d)(2), as the same may be amended from time to time, or any applicable state law replacing Section 65589.5(d)(2)) upon the public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households; or
 - c. The concession or incentive would be contrary to state or federal law; or
 - d. The concession would have a specific adverse impact on any real property that is listed in the California Register of Historical Resources.
- D. The granting of a density bonus, incentive or concession shall not be interpreted, in and of itself, to require a general plan amendment or zoning change. The request for such items shall be processed as a CUP in addition to every other applicable planning application as described in this title.
- E. This section does not limit or require the provision of direct financial incentives for the housing development, including the provision of publicly owned land, by the city, or the waiver of fees or dedication requirements.
- F. All affordable units shall be of similar design and quality as the market rate units, including exteriors and floor plans.
- G. All affordable units shall be dispersed throughout the housing development rather than clustered in a single area or building. (Ord. 4950 § 3, 2010)

17.220.060 Donation of land.

When an applicant for a tentative subdivision map, parcel map, or other residential development donates land to the city that meets the requirements of this section and California Government Code Section

- A. Residential.
 - 1. Planned residential developments; attached and detached units;
 - 2. Small family day care home as defined in Chapter 17.105;
- B. Agricultural.
 - 1. Field and seed crops;
 - 2. Truck crops;
 - 3. Orchards and vineyards;
 - 4. Pasture and range land;
 - 5. Horticulture specialties;
 - 6. Tree farms;
- C. Home occupation businesses, subject to the requirements of Section 17.225.050.
- D. Keeping of chickens, subject to the provisions of Section 17.2025.065. (Ord. 5018 § 49, 2015; Ord. 4984 § 62, 2013; Ord. 4950 § 3, 2010)

17.165.030 Conditional uses.

Uses permitted by conditional use permit are as follows:

- A. Golf courses and country clubs;
- B. The keeping of horses shall be limited to the PRD low-low zone and subject to the following:
 - 1. The project shall include sublots, which have at least 10,000 square feet of net lot area,
 - 2. Not more than one (1) horse over one-year of age and offspring under one-year of age shall be permitted for every 10,000 square feet of lot area in each subplot,
 - 3. Horses shall be kept and maintained in a designated stable area as follows:
 - a. Not within 100 feet of any structure used for human habitation, assembly, or place of business,
 - b. In such a manner as to prevent offensive odors, flies, dust, noise and other nuisances.

(Ord. 4950 § 3, 2010)

17.165.040 Zone reclassification.

PRD project plans may only be approved in a PRD zone district. Accordingly, any application for a PRD project shall be processed in conjunction with a requested PRD zone reclassification pursuant to Chapter 17.20. (Ord. 4950 § 3, 2010)

17.165.050 District requirements.

District requirements shall be as follows:

- A. Area. The minimum district area is one (1) acre, unless a smaller district area is expressly approved by the city council upon the recommendation of the planning commission.

with the approval of the applicable site development plan, planned unit development, or conditional use permit. (Ord. 4968 § 47, 2011)

17.185.160 Vehicle stacking for drive-through service lanes.

For drive-through facilities that permit the transaction of business directly with customers within an automobile, for purposes of determining the stacking capacity of vehicles in a drive-through service lane, the minimum length provided per vehicle shall be 25 lineal feet. It shall be left for determination at the time of site development plan review and approval how much total stacking capacity is adequate for the use proposed. (Ord. 5018 § 59, 2015)

17.185.170 Residential zone parking requirements.

The table below lists the minimum parking requirements for residential developments. For parking requirements related to institutional uses and government facilities located in residential zones, see the commercial zone parking table located below in Section 17.185.190. For parking requirements related to affordable housing see Section 17.140.200. The endnotes at the bottom of the table contain information that supplements the information listed in the table’s matrix.

**Table 17.185.170
Residential Zone Parking Requirements**

Zones	Per single-family unit	Per studio or 1-bedroom unit	Per 1 bedroom unit	Per unit with 2 or more bedrooms	Supplemental Parking Per unit
O-S	2 ¹	NA		NA	N/A
PRD	See Chapter 17.165	See Chapter 17.165		See Chapter 17.165	
PUD	See Chapter 17.60	See Chapter 17.60		See Chapter 17.60	
RS-40	2 ¹	NA		NA	N/A
RS-20	2 ¹	NA		NA	N/A
RS-14	2 ¹	NA		NA	N/A
RS-9	2 ¹	NA		NA	N/A
RS-6	2 ¹	NA		NA	N/A
RM-6000	2 ³ 1, 2	NA		NA	1
RM-4300	2	12	1.5	2.25	.25
RM-2500	2	12	1.5	2.25	.25
RM-2200	2	12	1.5	2.25	.25
RM-1450	2	12	1.5	2.25	.25
RM-HR	2	12	1.5	2.25	.25

1. Must provide two spaces be provided in an enclosed garage with minimum un-obstructed interior dimensions of 20 ft. by 20 ft. The conversion of an enclosed garage into living space within single-family zones in conjunction with the construction of a replacement garage shall be cause for the existing driveway, including public right-of-way improvements, to be removed and replaced with improvements that comply with applicable standards if the driveway will not be used to provide access to a new enclosed garage.
2. Must provide one additional paved space per unit as visitor parking.

General Notes:

- A. Flag Lots. Flag lots must provide one additional paved parking space, which may not be located in a required front or exterior side yard and may not block the driveway leading to the required garage.
Second Family Units. Second family units in single-family residential zones shall provide one additional paved parking space per bedroom. Such spaces may be located in a required front or exterior side yard and may not block the driveway leading to the required garage for the primary dwelling unit.
- B. Loading Spaces for Multi-Family Development. Multi-family developments in the RM-4300 through RM-HR zones shall provide one additional designated space for temporary loading activities per every 25 units, or fraction thereof.

- C. Board and Care Facilities. Board and care facilities shall provide two spaces, plus one space for every three beds, or fraction thereof
- D. Multi-Family developments including mixed-use developments shall provide assigned parking to the units in accordance with the parking standards. Supplemental parking may be available as open parking provided that a minimum of 50% of the parking is reserved for visitors.
- E. Tandem parking is permitted for required residential parking provided that is located within a required garage or carport and the tandem spaces are assigned to one dwelling unit. Tandem parking spaces may not be used for guest parking. An additional .25 of supplemental parking spaces shall be provided for each unit for which tandem parking is provided.

(Ord. 5033 § 34, 2015)

17.185.180 Residential zone driveway and drive aisle widths.

The table below lists the minimum width requirements for required residential driveways and drive aisles. The endnotes at the bottom of the table contain information that supplements the information contained in the table's matrix.

**Table 17.185.180
Residential Zone Driveway and Drive Aisle Widths**

Residential Zones	1 or 2 units with driveway or connecting drive aisles less than 150 ft.	1 or 2 units with driveway or connecting drive aisles greater than 150 ft.	3 to 5 units with driveway or connecting drive aisles less than 150 ft.	3 to 5 units with driveway or connecting drive aisles greater than 150 ft.	6 or more units with driveway or connecting drive aisles less than 150 ft.	6 or more units with driveway or connecting drive aisles greater than 150 ft.
O-S	10 ft.	10 ft.	N/A	N/A	N/A	N/A
PRD	See Ch. 17.165					
RS-40	10 ft.	10 ft.	N/A	N/A	N/A	N/A
RS-20	10 ft.	10 ft.	N/A	N/A	N/A	N/A
RS-14	10 ft.	10 ft.	N/A	N/A	N/A	N/A
RS-9	10 ft.	10 ft.	N/A	N/A	N/A	N/A
RS-6	10 ft.	10 ft.	N/A	N/A	N/A	N/A
RM-6000	12 ft.	16 ft.	16 ft.	22 ft.	N/A	N/A
RM-4300	12 ft.	16 ft.	16 ft.	22 ft.	22 ft.	24 ft.
RM-2500	12 ft.	16 ft.	16 ft.	22 ft.	22 ft.	24 ft.
RM-2200	12 ft.	16 ft.	16 ft.	22 ft.	22 ft.	24 ft.
RM-1450	12 ft.	16 ft.	16 ft.	22 ft.	22 ft.	24 ft.
RM-HR	12 ft. ¹	16 ft. ¹	16 ft. ¹	22 ft. ¹	22 ft. ¹	24 ft. ¹

¹ Except as modified by SP No. 182.

One-way Driveways. One-way driveways and drive aisles shall be permitted only when absolutely necessary. Minimum width for one-way driveways and drive aisles is 12 feet.

Vertical Clearance. Driveways and drive aisles must maintain an unobstructed vertical clearance of 13.5 ft.

Parking Restrictions for Reduced Driveway Widths. Standard (90-degree) parking stalls may not be located adjacent to any drive aisles that are less than 24 feet in width unless such parking spaces are physically separated by a wall, a six-inch concrete curb, or a wheel stop.

Angled Parking. Drive aisles for angled parking shall be determined by the city traffic engineer and maintained on file in the community development department.

(Ord. 5018 § 63, 2015)

17.185.190 Commercial zone parking requirements.

The table below lists the minimum parking requirements for non-residential developments and uses.

Table 17.185.190

Commercial Zone Parking Requirements

The table below lists the minimum parking requirements for developments in commercial zones. Endnotes contains supplemental waiver information.

Unique uses	
Caretakers unit	2 spaces in addition to any other parking required at the site
Institutional uses, utilities, and places of assembly	
Religious facilities, theatres, auditoriums, and similar places of assembly	1 space per every 5 fixed seats, or 1 space for every 200 square feet of gross floor area whichever is greater.
Public buildings including utilities and related facilities	As determined by CUP
Vocational or trade schools	1 space for every 35 square feet of laboratory or work area plus 1 space for every 200 square feet of remaining floor area at the school.
Commercial uses	
General office uses and general retail commercial uses not specified elsewhere in this table	1 space per 250 square feet of gross floor area up to 10,000 square feet, plus 1 space per 300 square feet of gross floor area for the next 15,000 square feet, plus one space per 400 square feet of gross floor area above 25,000 square feet
Dance halls	1 space per 50 square feet of dance floor, or 1 space per 300 square feet of gross floor area, whichever is greater
Restaurants, cocktail lounges, and similar eating and drinking establishments	1 space per 100 square feet of gross floor area, except as follows: In shopping centers over 2 acres in size, the parking requirement for restaurants is the same as for other general retail uses in that center.
Hospitals	1 space per bed
Hotels and motels	1 space per room, plus 1 space per 300 square feet of gross floor area dedicated to offices, restaurants and lounges located within the hotel or motel.
Automobile fueling station	See Chapter 17.215
Outdoor venues such as swap meets, farmers markets, athletic fields, and other outdoor recreational facilities	1 space for every three people anticipated at maximum attendance as indicated by the required conditional use permit
Indoor recreational facilities such as bowling alleys, game centers, fitness centers, dance studios, and martial arts facilities.	1 space per 200 square feet of recreation area plus 1 space per 400 square feet of non-recreation area; accessory eating and drinking areas to be calculated separately at 1 space per 100 square feet.
Outdoor sales areas	1 space per 1,000 square feet of outdoor sales and display. The parking requirement for outdoor sales areas at automobile sales establishments shall be determined at time of the conditional use permit
Transportation facilities (bus depots, trolley stations, etc.)	1 space per five fixed seats or 1 space per 400 square feet of gross floor area, whichever is greater
Commercial building additions for storage space only	See Section 17.130.255

A. Additional parking spaces are not required for a change of use of an existing building unless there is floor area addition. However, the requirement to provide off-street parking on a development parcel may be waived by the community development director if the following conditions are met:

- 1) The community development director determines that such a waiver will not cause adverse traffic or parking problems on the site or in the project vicinity; and,
- 2) The community development director may request supporting documentation be provided for consideration which may include but not limited to a traffic impact study, parking study, or either study or analysis prepared by a certified expert licensed to prepare such work.

(Ord. 4968 § 51, 2011)

17.185.200 Nonresidential parking areas in multiple-family residential zones.

Nonresidential parking areas are permitted in all multiple-family residential zones, subject to approval of a conditional use permit and provided the following provisions are met:

- A. Such parking lot shall be in addition to the required parking of a permitted commercial or industrial establishment.
- B. Such parking lot shall be located within 50 feet of the commercial or industrial use that it serves.
- C. Such parking lot shall be used solely for the parking of private passenger vehicles.
- D. No sign of any kind, other than one designating entrances, exits or conditions of use shall be maintained on such parking lot. Any such sign shall not exceed eight (8) square feet in area. (Ord. 4950 § 3, 2010)

17.185.210 Commercial zone driveway and drive aisle widths.

The following standards for driveways and drive aisles shall apply to all commercial developments in commercial zones, exclusive of the C-M zone.

- A. Two-way commercial driveways and drive aisles shall have a minimum width of 24 feet. A drive aisle connecting a driveway to a parking area may be reduced to a width of 22 feet if the connecting drive aisle is less than or equal to 25 feet in length.
- B. One-way commercial driveways and drive aisles shall have a minimum width of 12 feet. A drive aisle connecting a driveway to a parking area may be reduced to a width of 11 feet if the connecting drive aisle is less than or equal to 25 feet in length.
- C. Drive aisle widths in parking areas with angled stalls shall be determined by the city traffic engineer and maintained on file in the community development department. (Ord. 4950 § 3, 2010)

17.185.220 M zone and C-M zone parking requirements.

The table below lists the minimum parking requirements for developments in the M zone and C-M zone. The endnotes at the bottom of the table contain information that supplements the information contained in the table's matrix.

- b. After the initial one (1) year display period, extensions shall be approved by the director upon a showing that the subdivision is still actively marketing new residential units in the subdivision. Individual extensions shall not be granted for more than 180 days at a time; and
 - c. The applicant shall provide a bond for removal in the amount of \$100.00 for each sign. Temporary subdivision signs must be removed within 10 days after expiration of the sign permit, or 10 days after the sale or occupancy of the last unit within the subdivision, whichever occurs first.
- B. Temporary off-site real estate or open house signs as defined in Section 17.190.050 above are permitted as follows:
 - 1. The property being advertised for sale, lease, rental, or exchange shall be located within the city of El Cajon;
 - 2. No more than six (6) off-site real estate signs shall be permitted for each property being advertised;
 - 3. No more than two (2) off-site real estate signs shall be permitted on any one property;
 - 4. No off-site real estate sign shall exceed four (4) square feet in size, measured on one side;
 - 5. If an off-site real estate sign is located on property not owned by the applicant, proof of property owner's consent or authorization may be required by the city;
 - 6. No off-site real estate sign shall block sight distance as determined from the public right-of-way; and
 - 7. No flags, pennants, or other attention-getting devices that are otherwise prohibited by this chapter, may be permitted in conjunction with or attached to an off-site real estate sign.

(Ord. 4950 § 3, 2010)

17.190.180 Electronic message display signs.

Electronic message display signs, as defined in Section 17.190.050 above, may be authorized as part of any permitted sign display, subject to the same height, sign area, and location limitations of the permitted sign, and subject to the granting of a minor conditional use permit. Electronic message display signs may display only noncommercial or on-site commercial messages. When allowed, such signs may not include any illumination, flashing, or message change that is in motion, or appears to be in motion, or that changes in image or intensity more than once per four (4) seconds. (Ord. 5033 § 36, 2015)

17.190.190 Freeway-oriented signs.

- A. Any sign within 660 feet of a freeway right-of-way, and oriented toward the freeway or otherwise designed to be viewed from the freeway, shall require approval of a freeway-oriented sign permit by the director, or approval of a minor conditional use permit by the planning commission.
- B. The following signs are exempt from the requirements of this section:
 - 1. Signs or advertising displays that are not freeway-oriented and that conform in all other respects to the provisions of this title, may be permitted as freestanding signs (pole or monument) and wall or building face signs only;

of the total window area and shall be counted toward the maximum wall or building face sign area otherwise allowed by this chapter; provided, however, the maximum total window area may be increased to 80 percent during certain special periods described in Section 17.190.130. (Ord. 4984 § 70, 2013; Ord. 4968 §§ 63, 64, 2011; Ord. 4950 § 3, 2010)

17.190.220 Signs permitted in the M zone.

The following signs shall be permitted in the M zone, subject to the approval of the appropriate permits:

- A. Wall signs, building face signs, building face extension signs, and canopy signs as described in Section 17.190.210 above.
- B. One monument sign per street frontage as described above in Section 17.190.210(E)(2).
- C. Signs on screening fences and walls as described above in Section 17.190.210(F).
- D. Projecting signs as described above in Section 17.190.210(C). (Ord. 5018 § 74, 2015)

17.190.230 Signs permitted in the C-M zone.

The following signs shall be permitted in the C-M zone subject to the approval of the appropriate permits:

- A. Wall signs, building face signs, building face extension signs, and canopy signs as described above in Section 17.190.210.
- B. Freestanding signs as described above in Sections 17.190.210(E). (Ord. 4950 § 3, 2010)

17.190.240 Signs permitted in single-family residential zones.

Except as provided elsewhere in this chapter, properties in single-family residential zones are prohibited from displaying signs of a commercial nature. However, uses that are authorized by conditional use permit within single-family zones may include signs as approved by the planning commission in association with the approved conditional use permit. Generally, such signs shall be limited to building face signs and monument signs with a maximum area of 48 square feet per sign face, unless it is determined that larger signs are necessary for adequate identification, and that said signs would not be detrimental to surrounding properties. (Ord. 4950 § 3, 2010)

17.190.250 Signs permitted in multiple-family residential zones.

- A. Except as provided elsewhere in this chapter, properties in multi-family residential zones are prohibited from displaying signs of a commercial nature. However, uses that are authorized by conditional use permit within multi-family zones may include signs as approved by the planning commission in association with the approved conditional use permit. Generally, such signs shall be limited to building face signs and monument signs with a maximum area of 48 square feet per sign face unless it is determined that larger signs are necessary for adequate identification, and that said signs would not be detrimental to surrounding properties.
- B. Properties developed with multi-family residential projects may display one building face sign or one (1) monument sign per legal street frontage. Such signs shall not exceed an area of 48 square feet per

sign face and the sign copy shall be limited to the name and address of the complex. The monument sign(s) are subject to Section 17.190.210.E.2 for location requirements (Ord. 4950 § 3, 2010).

17.190.260 Signs in planned residential developments.

The following signs are permitted within a planned residential development (PRD):

- A. One project sign for each project street entrance identifying a PRD may be permitted provided the type, location, height and size of the sign is related to the location and design of the PRD, and further provided that the area of such sign shall not exceed 50 square feet per sign face.
- B. One nameplate for each residence not to exceed two (2) square feet in area, with the name and address of the occupant of each dwelling unit.
- C. For uses permitted by CUP, signs shall be approved by the planning commission at the time of CUP approval.
- D. One unlighted sale or lease sign not to exceed twelve (12) square feet in total area advertising the sale or lease of only the particular building, property or premises upon which it is displayed, or the sale of commercial agricultural products grown on the premises upon which it is displayed.
- E. Temporary subdivision signs in accordance with the provisions of this chapter. (Ord. 4950 § 3, 2010)

17.190.270 Sign overlay zone and billboard signs.

- A. Notwithstanding other provisions of the El Cajon Zoning Code, the sign overlay zone is established to provide for the limited application of certain off-premises signs (billboards) in the city; to provide for their reasonable spacing one to another, and to provide certain minimum distances from land uses which might be sensitive to billboard locations. It is the purpose and intent of this Section to set certain criteria to be used in the construction and appearance of such off-premises signs.

The sign overlay zone is to be applied in the city along the following five corridors:

- 1. El Cajon Boulevard between Chase Avenue and Main Street;
 - 2. Main Street between Marshall Avenue and the northeast city limits;
 - 3. Broadway between Ballantyne Street and Interstate 8;
 - 4. Second Street between the north city limits and Interstate 8;
 - 5. Johnson Avenue between El Cajon Boulevard and Arnele Avenue.
- B. Properties in the sign overlay zone may be permitted off-premises signs as either poster panels (not to exceed 300 square feet each) or painted bulletins (not to exceed 720 square feet each, exclusive of embellishments.) The total number of all off-premises signs in the city including poster panels and painted bulletins shall not exceed two and one-half (2.5) for each one (1) square mile of city area. In addition to the above limitations, the total number of all painted bulletins in the city shall not exceed four (4), the total number of poster panels on Broadway shall not exceed four (4), and no painted bulletin structures shall be permitted on Broadway.
 - C. All new signs constructed under the authority of this chapter shall meet the following standards:
 - 1. Standards of Spacing.

17.220.040 Density bonus affordability and longevity.

- A. Affordability in General. The affordable dwellings units proposed or constructed as defined in this subdivision shall be subject to an affordable housing agreement, and such deed restrictions and other applicable documents, approved by the city attorney, ensuring continued affordability of the dwelling units for a period of not less than 30 years or a longer period of time (if required by the construction or mortgage financing assistance program, mortgage insurance program, first time home buyer's program, rental subsidy program or any local, state and federal laws, regulations or statutes). Affordability limits are established as follows:
1. Rental units targeted for lower income households shall be affordable at a rent that does not exceed 30 percent of 60 percent of AMI.
 2. Rental units targeted for very low-income households shall be affordable at a rent that does not exceed 30 percent of 50 percent of AMI.
 3. Ownership units shall be made available only to households whose income does not exceed the limits for the targeted households for the duration of the affordable housing agreement.
- B. Affordability for Moderate-Income Condominium or Planned Development Units. The city shall ensure that the initial occupant of each moderate-income unit that is directly related to the receipt of the density bonus in a condominium project or planned development is a person or family of moderate income as defined above in Section 17.220.030. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The city shall recapture its proportionate share of appreciation, which shall be used as required by California Government Code Section 65915, as the same may be amended from time to time, or any applicable state law replacing Section 65915. The city's share shall be equal to the percentage by which the initial sales price of the moderate-income household was less than the fair market value of the home at the time of initial sale. If there is any direct financial contribution from the city through participation in the cost of infrastructure, write-down of land costs, or subsidizing the cost of construction the city may limit the amount of the appreciation upon resale for at least 30 years or more, if required by the project funding source.
- C. Affordability Covenants. Affordability shall be ensured by requiring that the applicant enter into an affordable housing agreement which shall be reviewed by the city department of community development ~~redevelopment and housing~~ and approved by the city attorney and shall be recorded and run with the land. The 30 year or longer affordability period shall commence from the date that the final certificate of occupancy is issued, or the date of the recording of the affordable housing agreement, whichever shall last occur. (Ord. 4950 § 3, 2010)

17.220.050 Density bonus calculations, incentives, concessions and location.

- A. Density Bonus Calculations. Upon written request of an applicant through the processing of a conditional use permit pursuant to Chapter 17.50 of this title, the city council shall grant a density bonus of at least 20 percent, but not more than 35 percent, and incentives or concessions as provided in this section when the applicant for the housing development agrees or proposes to construct at least any one of the following: (Note: The applicant shall also simultaneously process each and every other development application required by this title for the proposed project.)
1. 10 percent of the total units of a housing development for lower income households;

Chapter 17.225

MISCELLANEOUS SPECIAL USES AND REGULATIONS

Sections:

- 17.225.010 Purpose.
- 17.225.020 Bed and breakfast establishments.
- 17.225.024 Card rooms – Non-gambling.
- 17.225.026 Drive-through facilities.
- 17.225.030 Family day care homes.
- 17.225.040 Garage sales.
- 17.225.050 Home occupations.
- 17.225.060 Kitchen facilities in hotels and motels.
- 17.225.070 ~~Massage parlors~~ establishments.
- 17.225.080 Mobile homes, temporary buildings used as offices.
- 17.225.090 Outdoor dining areas.
- 17.225.100 Resource recovery centers.
- 17.225.110 Roadside stand.
- 17.225.120 Satellite antennas.
- 17.225.130 Take-out restaurants.
- 17.225.140 Temporary construction buildings.
- 17.225.150 Temporary real estate office.
- 17.225.160 Temporary shade structures.
- 17.225.170 Trailer used as residence.
- 17.225.180 Transition service centers and emergency shelters.
- 17.225.190 Off-site outdoor automobile sales.
- 17.225.200 Alternative lending.
- 17.225.210 Tasting rooms.
- 17.225.220 Farmers markets.
- 17.225.230 Microbrewery.
- 17.225.240 Food trucks.

17.225.010 Purpose.

The purpose of this chapter to list regulations and development standards for special and/or unique land uses and facilities and under simplified headings. Because of their unique nature, the uses listed in this chapter shall be subject to special standards. (Ord. 4950 § 3, 2010)

17.225.020 Bed and breakfast establishments.

Bed and breakfast establishments as defined in Chapter 17.105 may be permitted in any residential zone subject to the granting of an administrative zoning permit processed in accordance with Chapter 17.40 of this title and compliance with the following development criteria:

- A. The residence shall have received a historical rating of “2” or higher as described in the SANDAG historical preservation survey of El Cajon dated November, 1985 and on file in the offices of the department of community development;

- B. The owner/operator shall live on the property;
- C. The maximum length of stay shall be seven (7) days;
- D. The maximum number of guest rooms shall be established as part of the administrative zoning per-
mit~~conditional use permit~~;
- E. Breakfast is the only meal that may be served and then only to registered guests. No kitchens shall be permitted in any guest rooms;
- F. Off-street parking shall be provided at the ratio of two (2) spaces for the owner/operator and one (1) space for each guest room. All parking spaces shall comply with the parking location and improvement requirements applicable in the underlying zone;
- G. Signs shall be limited to one (1) unlighted monument sign which is a maximum of six (6) feet high and 12 square feet in sign area or one (1) unlighted building face/wall sign which is a maximum of 12 square feet in sign area. No monument sign shall be located in the public right-of-way nor shall its location affect visibility from any driveways or public streets;
- H. The proposed bed and breakfast establishment shall satisfy all applicable fire, building and health codes; and
- I. A business license shall be obtained and maintained in effect at all times and any transient occupancy taxes required by Chapter 3.44 of this code shall be collected and paid. (Ord. 5033 § 42, 2015)

17.225.024 Card rooms – Non-gambling.

- A. Card room - non-gambling, may be permitted in the city as provided in Section 17.140.210 and Section 17.145.150 of this Title, subject to approval of a special operation license as provided in Chapter 5.16 of Title 5, compliance with Chapter 5.28 of Title 5, and compliance with the following development standards.
 - 1. There shall be a minimum of 900 feet separating card room facilities, the distance to be measured from property lines of the parcel on which the card rooms are intended to be located.
 - 2. There shall be a maximum of eight card rooms permitted within the city.
 - 3. Within Specific Plan No. 182 a facility with a card room, whether restaurant or bona fide club, society, professional organization, union hall, fraternal organization, and similar use, must be a minimum of 5,000 square feet. Outside of Specific Plan No. 182 a facility with a card room must be a minimum of 2,500 square feet.
- B. The following operational performance standards shall apply to all card rooms in the city.
 - 1. Windows in card rooms shall remain transparent/not obstructed during hours of operation.
 - 2. Operators shall enforce, post and maintain a sign(s) in the card room visible/legible to all patrons stating “Gambling and smoking are prohibited in this establishment”.
 - 3. Operators shall voluntarily allow city staff right-of-entry into the card room during all hours of operation, for the purpose of monitoring compliance with and enforcing applicable city regulations, including taking photographs inside for evidentiary purposes.
 - 4. No charge shall be made for the use of any card room facility.
 - 5. No gambling of any sort shall be permitted at any card room facility.

recorded legal instrument that the project will continue as a facility exclusively for the elderly or disabled for the life of the structures in the project.) (Ord. 5018 § 39, 2015)

17.140.210 Residential land use table.

The following table lists uses that may be established in residential zones. The abbreviations used in the land use table shall have the following meanings:

- A “A” means “adult entertainment permit”
- C “C” means “conditional use permit”
- D “D” means “director’s determination”
- MC “MC” means “minor conditional use permit”
- MUP “MUP” means “minor use permit”
- P “P” means “permitted use”
- S “S” means “site development plan permit”
- T “T” means “temporary use permit”
- Z “Z” means “administrative zoning permit”
- X “X” means “not permitted”

In addition to the abbreviated terms listed above, the land use table incorporates endnotes, which are indicated by numerical designators in the final column of the table. The numerical designators correspond with written notes listed at the bottom of the table. The notes provide additional information and direct readers to other applicable sections of the El Cajon Municipal Code.

**Table 17.140.210
Residential Land Use Table**

Residential Zones	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM-6000	RM-4300	RM-2500	RM-2200	RM-1450	RM-HR	Notes
Primary Residential Uses (subject to density restrictions)													
Congregate care facility	X	X	X	X	X	X	X	X	P	P	P	P	
Dwellings; attached duplex units or two detached dwelling units	X	X	X	X	X	X	X	P	P	P	P	P	1
Dwellings; up to three detached single-family homes on the same lot, including common interest developments	X	X	X	X	X	X	P	X	X	X	X	X	2
Dwellings; multi-family, attached or detached, including common interest developments	X	X	X	X	X	X	X	P	P	P	P	P	2
Dwelling; single-family detached	P	P	P	P	P	P	P	P	P	P	P	P	2
Farmworker housing	X	P	P	X	X	X	X	X	X	X	X	X	
Foster family home	P	P	P	P	P	P	P	P	P	P	P	P	
Foster family institution	X	C	C	C	C	C	C	C	X	X	X	C	

Residential Zones	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM-6000	RM-4300	RM-2500	RM-2200	RM-1450	RM-HR	Notes
Heliport	X	C	C	C	C	C	C	C	C	C	C	C	
Marijuana cultivation, delivery, dispensary, manufacturing, and storage	X	X	X	X	X	X	X	X	X	X	X	X	
Nonresidential parking areas in multi-family zones	X	X	X	X	X	X	X	C	C	C	C	C	12
Parks and recreation facilities; private, including non-profit	X	C	C	C	C	C	C	C	C	C	C	C	
Parks and recreation facilities, including sports fields, public	X	P	P	P	P	P	P	P	P	P	P	P	
Prefabricated storage containers used for short-term storage	T	T	T	T	T	T	T	T	T	T	T	T	
Religious facilities and non-profit service organizations devoted to serving the general public	C	C	C	C	C	C	C	C	C	C	C	C	
Roadside stands for the sale of agricultural products	X	Z	Z	X	X	X	X	X	X	X	X	X	8
Seasonal outdoor businesses	T	T	T	T	T	T	T	T	T	T	T	T	13
Temporary feeding areas	C	C	C	C	C	C	C	C	C	C	C	C	
Wireless communication facilities	C	C	C	C	C	C	C	C	C	C	C	C	14
Other similar uses	D	D	D	D	D	D	D	D	D	D	D	D	15

1. Legally created lots in the RM-4300 zone are entitled to at least two units, regardless of lot area.
2. Subject to Section 17.125.110 common interests developments. See Chapter 17.165 for PRD requirements. See Chapter 17.60 for PUD requirements.
3. Must be separated at least 300 feet between structures measured at closest wall of each.
4. Use prohibited in SP-182.
5. Subject to the provisions of Section 17.140.120 (accessory structures).
6. Subject to the provision of Section 17.225.020 (bed and breakfast establishments).
7. Subject to the provisions of Section 17.225.050 (home occupations).
8. Subject to the provisions of Chapter 17.205 (animals and agriculture).
9. Subject to the provisions of Section 17.140.180 (accessory and junior accessory dwelling units).
10. A "day care facility" is not a "family day care home" as defined in Chapter 17.105.
11. Excludes sewage disposal facilities.
12. Must conform to the standards provided in Section 17.185.200 (parking standards).
13. As ancillary to an approved non-residential use, when activity not already covered by CUP.
14. Subject to the provisions of Chapter 17.245 (wireless communications facilities).
15. As determined by the director of community development.
16. May only be operated as an accessory use to a bona fide club, society, professional organization, union hall, fraternal organization, and similar use, with either all applicable discretionary permits, or nonconforming status pursuant to Chapter 17.120, for the primary use. Subject to additional card room regulations listed in Chapter 5.28 (Card Rooms) and Chapter 17.225 (Miscellaneous Special Uses and Regulations) of this Title.

(Ord. 5038 § 3, 2016; Ord. 5033 § 28, 2015)

17.145.150 Commercial land use table.

The following table lists uses that may be established in commercial zones. The abbreviations used in the land use table shall have the following meanings:

- A “A” means “adult entertainment permit”
- C “C” means “conditional use permit”
- D “D” means “director’s determination”
- MC “MC” means “minor conditional use permit”
- MUP “MUP” means “minor use permit”
- P “P” means “permitted use”
- S “S” means “site development plan permit”
- T “T” means “temporary use permit”
- Z “Z” means “administrative zoning permit”
- X “X” means “not permitted”

In addition to the abbreviated terms listed above, the land use table incorporates endnotes, which are indicated by numerical designators in the final column of the table. The numerical designators correspond with written notes listed at the bottom of the table. The notes provide additional information and direct readers to other applicable sections of the El Cajon Municipal Code.

**Table 17.145.150
Commercial Land Use Table**

	O-P	C-N	C-G	C-R	C-M	Notes
Commercial Uses						
Adult book store, adult theater, and other adult entertainment activities	X	X	A	A	X	1, 2
Alternative lending including payday loans, anticipatory loans, and auto title lending, excludes federal or state chartered banks, savings and loans, thrifts, and credit unions	X	X	C	C	X	1, 32, 33
Amusement parks including miniature golf, go-cart tracks, mechanized rides, etc.	X	C	C	C	C	
Animal grooming services	X	P	P	P	X	
Antique sales	X	P	P	P	X	
Appliance repair; large gas and electric appliances including heating and air conditioning systems, parts and supplies	X	X	X	X	P	1
Appliance sales; large gas and electric appliances including heating and air conditioning systems, parts and supplies	X	P	P	P	P	
Appliance sales and repair of small electrical appliances	X	P	P	P	P	1
Art galleries, commercial retail	X	P	P	P	X	
Artist studios and art restoration services	P	P	P	P	P	
Athletic clubs and fitness centers	X	P	P	P	X	28

	O-P	C-N	C-G	C-R	C-M	Notes
Auction house	X	X	C	C	P	1
Auto parts and accessories; new parts	X	X	P	P	X	1
Auto parts and accessories; used parts, excludes dismantling	X	X	X	X	P	1, 3
Auto rental including the rental of moving vans, trucks and trailers	X	X	C	X	C	1
Auto sales, including: autos, motorcycles, light trucks, and recreational vehicles	X	X	C	C	C	4
Automotive body repair	X	X	C	X	C	1
Automotive service and repair	X	X	C	C	C	1
Automotive fueling station	X	C	C	C	C	5
Auto washing and detailing, full service carwash	X	X	C	X	X	1
Auto washing, self-service carwash	X	C	C	X	X	1
Bail bonds office	P	P	P	P	P	1
Beauty salon, nail salon, barber shop, and day spa	P	P	P	P	X	6
Beauty supply and cosmetics sales	P	P	P	P	X	
Billboard sign	P	P	P	P	P	7
Blood banks and blood donation facilities	P	P	P	P	X	1
Blood plasma centers	C	X	X	X	X	1
Boat sales including ancillary service and repair	X	X	P	X	C	
Book store, including news copy and magazine sales	P	P	P	P	X	
Bowling alley	X	X	C	C	X	
Camera and photographic sales and related services	X	P	P	P	X	
Card room, non-gambling	P	P	P	P	X	3, 26
Carpet and drapery cleaning and repair services	X	X	X	X	P	
Cemetery, crematory, and mausoleum	C	C	C	C	C	
Child activity centers	X	P	P	P	X	
Circuses and carnivals	X	X	T	X	X	
Clothing and apparel store, new	X	P	P	P	X	
Clothing and costume rentals	X	P	P	P	X	
Clubs: youth clubs, professional organizations, union halls, fraternal organizations, and similar uses	C	C	C	C	X	
Cocktail lounge	X	C	C	C	X	8, 9
Community gardens	P	P	P	P	P	29
Consumer electronics retail sales with ancillary service	X	P	P	P	P X	
Contract construction services	X	X	X	X	P	
Convenience market	X	P	P	P	X	8
Custodial and cleaning services including property management and building maintenance with associated vehicle, equipment, and supply storage	X	X	X	X	P	
Dance studio	X	P	P	P	X	
Day care facility	MUP	MUP	MUP	MUP	MUP	
Department store with general retail sales	X	P	P	P	X	

	O-P	C-N	C-G	C-R	C-M	Notes
Drive-through service accessory to an authorized land use	S	S	S	S	S	1
Employment services	P	P	P	P	P	
Equipment rental with outdoor storage or display	X	X	C	C	C	1
Equipment rental without outdoor storage or display	X	P	P	P	P	1
Escort service	X	X	P	X	X	3
Fabric store	X	P	P	P	X	
Farmers market	X	Z	Z	Z	X	34
Financial services and institutions	P	P	P	P	X	10
Firearm and ammunition sales, new and resale	X	P	P	P	X	3
Firing ranges, indoor ranges for fire arms or archery	X	X	C	C	C	1
Florist	P	P	P	P	X	
Fortune tellers including palm readers, phrenologists, spiritual mediums, and mystics	X	X	C	C	X	3
Funeral parlor and mortuary	P	P	P	P	X	1
Furniture and home furnishing sales	X	P	P	P	P	
Game center and video arcade	X	X	P	P	X	3
General retail sales	X	P	P	P	X	
Gift shop, including novelties, souvenirs, greeting cards, etc.	X	P	P	P	X	
Gunsmith	X	P	P	P	X	1
Hardware store, indoor (includes building materials and related services)	X	P	P	P	P	1
Hardware store with outdoor storage or display (includes building materials and related services)	X	X	C	C	C	1
Headquarters office facility	P	X	P	P	P	
Heavy equipment sales including large trucks and tractor-trailer rigs	X	X	X	X	C	
Hobby shop	P	P	P	P	X	
Hotel and motel	X	X	C	C	X	
Household accessories including bedding, linens, kitchen supplies, etc.	X	P	P	P	X	
Kennel	X	X	X	X	C	
Kiosk, booth, stand and food truck	X	Z	Z	Z	Z	11
Laundry and dry cleaning services, retail, including coin operated self-service laundry	X	P	P	P	X	
Liquor store	X	C	C	C	X	1, 8
Live entertainment	X	X	C	C	X	3
Locksmith and related services	X	P	P	P	P	
Manufactured housing sales including modular and mobile home sales	X	X	P	X	P	
Market	X	P	P	P	X	
Martial arts instruction and training	X	P	P	P	X	

	O-P	C-N	C-G	C-R	C-M	Notes
Massage establishments parlor , steam bath, and sauna room	X	X	C	C	X	1, 3, 6, 12
Massage services permitted as an accessory use to a permitted primary use	P	P	P	P	X	3, 6, 12
Medical and dental office, laboratories, and clinics open to the general public including acupuncture, chiropractic, and other state licensed health care practices	P	P	P	P	X	
Medical and dental laboratory not open to the public	P	P	P	P	P	
Marijuana cultivation, delivery, dispensary, manufacturing and storage	X	X	X	X	X	
Modeling agency, talent agencies and entertainment booking services (office only)	P	P	P	P	X	
Motion picture theatre (indoor)	X	X	C	C	X	13
Music lessons conducted indoors	P	P	P	P	X	
Music store including the sale of musical instruments, sheet music, and recorded music	X	P	P	P	X	
Office, administrative, business and professional	P	P	P	P	P	
Office machine sales	X	P	P	P	P	
Optical goods including eye glasses, contact lenses, and eye exams	P	P	P	P	X	
Outdoor dining, accessory to authorized restaurant or cocktail lounge	X	Z	Z	Z	Z	14
Outdoor sales events at existing business developments	T	T	T	T	T	
Parcel delivery and postal services (office only, does not include U.S. Postal Service offices)	P	P	P	P	X	
Pawn shop or pawn broker	X	X	C	C	X	1, 3, 32, 33
Personal storage facility	X	X	C	X	C	15
Pest control services	X	X	X	X	P	
Pet supply stores including pet sales and pet adoption services with accessory indoor veterinary and grooming services	X	P	P	P	X	
Pharmacy	P	P	P	P	X	16
Photocopying and other retail office services for the general public	P	P	P	P	X	
Photographic studio including ancillary photo finishing services	P	P	P	P	X	
Plant nursery	X	X	P	P	P	1
Pool hall or billiards parlor	X	X	C	C	X	3
Prefabricated storage containers used for short term storage	T	T	T	T	T	
Private security company with watch dogs	X	X	C	C	C	1, 3
Private security company without watch dogs	P	P	P	P	P	
Public assembly	X	X	C	C	C	

	O-P	C-N	C-G	C-R	C-M	Notes
Recreational facility	MUP	MUP	MUP	MUP	MUP	
Resource recovery center	X	C	C	C	C	17
Restaurant	PX	P	P	P	C	8, 9, 18
Restaurant, take-out only	PX	P	P	P	C	19
Restaurant (full-service) with alcoholic beverage production use	PX	X	C	C	X	8, 9
Seasonal outdoor businesses such as Christmas tree lots	T	T	T	T	T	
Secondhand merchandise store or kiosk including buying of gold, precious metals, gemstones, jewelry, or electronics	X	X	C	C	X	1, 3, 32, 33
Service and repair of consumer electronics	X	P	P	P	X	
Shoe sales and shoe repair	X	P	P	P	X	
Single room occupancy (SRO) housing	X	X	C	X	X	
Skilled nursing facility	C	C	C	C	C	1
Special training and schooling conducted indoors	P	P	P	P	P	
Special training and schooling conducted outdoors	X	X	X	X	MC	
Sporting goods, bicycles, and toy stores	X	P	P	P	X	
Supermarket	X	P	P	P	X	
Surplus store	X	P	P	P	X	1
Swap meet and flea market	X	X	X	C	X	1, 3
Tailoring, alteration, and sewing services	P	P	P	X	X	
Tattoo and body piercing studio	X	X	P	P	X	1
Thrift or resale shop	X	P	P	P	X	1, 3
Ticket sales office	P	P	P	P	X	
Tobacco and smoke shop, electronic/vapor substance inhalation shop	C	C	C	C	X	1, 20
Tool and equipment repair and sharpening services excluding heavy equipment repair	X	X	P	P	X	1
Trailer and camper sales, non-motorized	X	X	P	X	P	
Travel agency	P	P	P	P	X	
Vehicle storage lot	T	X	T	T	T	
Veterinary and small animal hospital, indoors only	X	X	P	P	P	1
Video sales and rentals including video game sales and rentals	X	P	P	P	X	
Vocational and trade school (conducted indoors)	X	P	P	P	P	9
Vocational and trade school (conducted outdoors)	X	X	X	X	C	9
Volume discount store (including 99¢ and closeout stores)	X	X	P	P	X	1
Watch, clock, and jewelry sales and repair	P	P	P	P	X	
Other similar uses	D	D	D	D	D	21
Light Industrial Uses						
Contract construction services	X	X	X	X	P	
Direct selling organizations (baked goods, ice cream trucks, bottled water vendors, catering wagons, etc.)	X	X	X	X	P	

	O-P	C-N	C-G	C-R	C-M	Notes
Food and beverage processing	X	X	X	X	P	
Heavy equipment service and repair	X	X	X	X	C	
Laundry services, industrial, including linen, diaper, and uniform cleaning, alteration and repair services	X	X	X	X	P	
Light manufacturing	X	X	X	X	P	
Microbrewery	X	X	C	C	C	35
Printing and publishing services, non-retail and excluding contact with the general public	X	X	P	P	P	
Recycling center for metal, cardboard, glass, e-waste, etc.	X	X	X	X	C	
Scientific and commercial testing laboratories including product research and development	X	X	X	X	P	
Service and repair of light machinery including vending machines, office machines, large household appliances, etc.	X	X	X	X	P	
Service and repair of precision instruments including cameras, optical devices, medical devices and electronic testing equipment	X	X	X	X	P	
Warehousing and distribution	X	X	X	X	P	
Wholesale trade excluding explosives	X	X	X	X	P	
Other similar uses	D	D	D	D	D	21
Transportation, Communication and Utilities						
Ambulance service	C	C	C	C	P	1, 3
Bus passenger terminals, public or private charter	X	X	P	P	P	
Bus parking and maintenance facility	X	X	X	X	P	
Heliport	C	C	C	C	C	
Limousine service	X	X	X	X	P	3
Media production including broadcasting studios, and audio and video recording studios	X	P	P	P	P	
Parking lots and garages, short term	P	P	P	P	P	
Radio, and/or television broadcasting	P	P	P	P	P	22
Solid waste disposal facility	C	C	C	C	C	1
Taxicab terminal	X	X	P	P	P	
Towing services with vehicle storage	X	X	X	X	C	1, 3
Towing services without vehicle storage	X	X	C	X	C	1, 3
Trucking terminal for motor freight including parcel delivery service terminals	X	X	X	X	P	
Utilities, excluding sewage treatment	C	C	C	C	C	
Vehicle storage facility, long term, including lots and structures	X	X	X	X	MC	1
Wireless communication facilities, freestanding	C	C	C	C	C	23
Wireless communication facilities, architecturally integrated or other stealth design	SP	SP	SP	SP	SP	23
Other similar uses	D	D	D	D	D	21

	O-P	C-N	C-G	C-R	C-M	Notes
Institutional and Charitable Uses						
Botanical garden, and arboretum	P	P	P	P	X	
Detention facility excluding prisons and juvenile halls	X	X	X	X	C	
Educational institution	C	C	C	C	C	
Emergency shelters	X	X	C	C	S	1, 24
Governmental administrative offices (excluding services)	P	P	P	P	P	
Governmental operation center and service facilities	C	C	C	C	C	
Hospital	C	C	C	C	X	
Library, public	P	P	P	P	X	
Museum	P	P	P	P	X	
Non-profit welfare and charitable organizations and services	X	X	C	C	X	1, 27
Parks, playgrounds, and amateur sports fields, public or private	X	C	C	C	C	
Religious facilities	C	P	P	P	C	9
Temporary feeding area	C	C	C	C	C	
Transition service center	X	X	C	C	P	1, 24
WIC center	P	P	P	P	X	1
Other similar uses	D	D	D	D	D	21
Residential Uses						
Caretaker's unit	P	P	P	P	P	25
Residential care facility	C	C	C	C	X	1

1. Prohibited in SP 182. However, automotive service and repair uses are permitted with approval of a CUP in the portion of SP 182 that is also a part of Special Development Area No. 10 and zoned C-M.
2. Subject to the provisions of Chapter 17.45 (adult entertainment establishments).
3. Requires a Special Operations License for uses as described in ECMC Chapter 5.16. For towing services, only police towing services require a Special Operations License.
4. Off-site outdoor automobile sales are subject to the provisions of Section 17.225.190.
5. Subject to the provisions of Chapter 17.215 (automotive fueling stations).
6. Subject to the provisions of Chapter 5.40 of the El Cajon Municipal Code.
7. Subject to the provisions of Section 17.190.270 (billboard signs).
8. Subject to the provisions of Chapter 17.210 (alcohol sales).
9. Subject to parking requirements listed in Section 17.185.190.
10. "Check cashing only" services are prohibited in SP 182.
11. Subject to the provisions of Chapter 17.40 (Administrative Zoning Permit), Section 17.130.250 (kiosks) and Section 17.225.240 (food trucks).
12. Subject to the provisions of Section 17.225.070 (massage parlor establishments and services).
13. Subject to the provisions of Chapter 17.230 (motion picture theaters).
14. Subject to the provisions of Section 17.225.090 (outdoor dining areas).
15. Subject to the provisions of Chapter 17.235 (personal storage facilities).
16. The retail display area shall not exceed 15% of the gross floor area in the O-P zone.
17. Subject to the provisions of Section 17.225.100 (resource recovery centers).
18. Restaurant size may be limited in the C-M zone.
19. Subject to the provisions of Section 17.225.130 (take-out only restaurants).
20. Subject to the provisions of Chapter 17.240 (tobacco, smoke shops, and electronic/vapor inhalation shops).
21. As determined by the director of community development.
22. Excludes wireless communications facilities as defined in Chapter 17.105.
23. Subject to the provisions of Chapter 17.245 (wireless communications facilities).
24. Subject to the provisions of Section 17.225.180 (transition service centers and emergency shelters).
25. Only one caretaker's unit permitted per lot in association with an authorized primary use occupying the same property. Must be attached to the primary structure on the lot, if such a structure exists.

**Table 17.150.110
Industrial Setbacks**

Zone District:	Exterior Yard Setback:	Setback from Residential Zone Districts:
M	20 feet ¹	10 feet ²
C-M	20 feet ¹	10 feet ²

¹ Building setback is 20 feet. Parking setback is 10 feet.

² If the required setback is at the rear of the lot, access to the rear yard is required as indicated in Section 17.130.240.

Overhead Doors. Any overhead doors facing and visible from the public right-of-way shall be set back a minimum of 65 feet from any exterior property line.

(Ord. 4968 § 41, 2011)

17.150.120 Building height.

No building in the M or C-M zones may exceed a height of 35 feet unless a greater height is approved by specific plan. (Ord. 4950 § 3, 2010)

17.150.130 Lot coverage.

There are no lot coverage limitations in the M or C-M zones other than the landscaping requirements listed in Chapter 17.195. (Ord. 4950 § 3, 2010)

17.150.140 Parking and loading.

For parking and loading area requirements, including minimum driveway widths and parking area development standards refer to Chapter 17.185. (Ord. 4950 § 3, 2010)

17.150.150 Landscaping.

For landscaping requirements in commercial zones, see Chapter 17.195. (Ord. 4950 § 3, 2010)

17.150.160 Signs.

For development regulations relating to signs, refer to Chapter 17.190. (Ord. 4950 § 3, 2010)

17.150.170 Manufacturing zone land use table.

The following table lists uses that may be established in the manufacturing (M) zone. The abbreviations used in the land use table shall have the following meanings:

- A "A" means "adult entertainment permit"
- C "C" means "conditional use permit"
- D "D" means "director's determination"
- MC "MC" means "minor conditional use permit"
- MUP "MUP" means "minor use permit"
- P "P" means "permitted use"

- S “S” means “site development plan permit”
 T “T” means “temporary use permit”
 Z “Z” means “administrative zoning permit”
 X “X” means “not permitted”

In addition to the abbreviated terms listed above, the land use table incorporates endnotes, which are indicated by numerical designators in the final column of the table. The numerical designators correspond with written notes listed at the bottom of the table. The notes provide additional information and direct readers to other applicable sections of the El Cajon Municipal Code.

**Table 17.150.170
 Manufacturing Zone Land Use Table**

	M	Notes
Advertising and public relations office	P	
Agricultural processing, excluding animal slaughtering facility	P	
Aircraft and aviation equipment sales	P	
Alcoholic beverage production	P	12
Alcoholic beverage production with full-service restaurant	C	13
Animal slaughtering facility	C	
Ambulance service	P	1
Ammunition manufacturing	P	2, 14
Amusement park, including miniature golf, go-cart track, mechanized rides, etc.	C	1
Aircraft and flying accessory sales	P	3
Art studio and art restoration service, excluding art galleries	P	
Athletic field and courts	C	
Auction house, indoor	P	
Auction house, outdoor	C	
Auto dismantling, salvage, and junk dealer, including the sale of used auto parts	C	1
Bus terminal, bus parking and maintenance facility, public or private charter	P	
Carpet and drapery cleaning and repair service	P	
Cemetery, crematory, and mausoleum	C	
Chemical production and processing, excluding explosives	P	
Computer programming, including web design, software engineering and other intellectual design and consulting services based upon digital computer technology	P	
Concrete batch processing plant	C	
Contract construction service	P	14
Credit reporting office	P	
Custodial and cleaning service, including property management and maintenance with associated vehicle, equipment, and supply storage	P	
Data storage facilities and server rooms, including internet service provider	P	
Day care facility including adult day care with health services	CMUP	
Detention facilities, excluding prisons and juvenile hallsp	C	
Direct selling organization, including baked goods, ice cream truck, bottled water vendor, and catering wagon	P	
Educational institutions	C	
Emergency shelter	S	89
Equipment rental, with or without outdoor storage or display	P	
Firing range, indoor range for firearms or archery	C	
Firewood sales	C	
Flight school	P	
Food and beverage processing	P	

	M	Notes
Fuel storage and distribution, bulk fuel storage	P	
Funeral parlor and mortuary	C	
Governmental administrative office (not including services)	P	
Governmental operation center and service facility	C	
Hazardous waste treatment, storage, and transfer	C	
Headquarters office facility	P	
Heavy equipment sales, rental, and repair	P	
Heliport	C	
Insurance office	P	
Kennel	C	
Land development consulting offices, including: architecture, planning, engineering, and real estate services	P	
Laundry services, industrial, including linen, diaper, and uniform cleaning, alteration, and repair services	P	
Light manufacturing	P	3
Light rail terminal	P	
Limousine service	P	1
Machine shop service, including milling and lathing	P	
Mail order and internet based sales, excluding contact with the public	P	
Marine craft sales and service and repair	P	
Media production, including broadcasting studio, and audio and video recording studio	P	
Media distribution	P	
Medical and dental laboratory	P	
Messenger service	P	
Metal industries, including steel manufacturing and smelting	P	
Marijuana cultivation, delivery, dispensary, manufacturing, and storage	X	
Mining activity, including barrow pits over three feet in depth	C	
News agency, including newspaper office and web-based news outlets	P	
Outdoor sales event at existing business developments	T	
Parking lot and structure	P	
Pest control service	P	
Petroleum refining and processing of petroleum products	C	
Photocopying, mailing, and other office services, excluding contact with the general public	P	
Photographic service, excluding public contact	P	4
Prefabricated storage container used for permanent storage	C	
Prefabricated storage container used for short term storage	T	
Printing and publishing service	P	
Private security company with watch dogs	C	1
Private security company without watch dogs	P	1
Railroad facilities, including switching stations, maintenance yards, rail freight and passenger terminals	P	
Recreational facility—Commercial outdoors, including golf courses, driving ranges, radio controlled cars, skateboard parks, paintball facilities, and other similar uses	C	
Recycling center for metal, cardboard, glass, e-waste, etc.	C	
Religious facilities	C	
Resource recovery center	C	
Restaurant	C	5, 6, 7
Sawmill, including the processing and manufacturing of wood products	P	
Scientific and commercial laboratories, including research, development, and testing services	P	
Service and repair of light machinery, including vending machines, office machines, large household appliances, etc.	P	
Solid waste processing facility	C	
Special training and schooling (conducted indoors)	P	11
Special training and schooling (conducted outdoors)	MC	
Sports assembly including stadium, arena, racetrack and other large sporting venue	C	
Swimming pool, swimming school, and other aquatic recreation facilities	C	
Temporary feeding area	C	

	M	Notes
Towing services with or without vehicle storage	C	1
Transition service center	P	8
Trucking terminal for motor freight, including parcel delivery service terminals	P	
Truck sales and service (including the sale of large commercial trucks, vans, and buses, and recreational vehicles)	P	
United States Postal Service facilities; processing only	P	
Utilities, including sewage treatment facilities	C	
Vehicle storage facility - long term, including lots and structures	MUPC	
Vehicle storage lot - temporary	T	
Veterinary service and animal hospital	C	
Vocational or trade school; indoor or outdoor	P	7
Warehousing, including wholesale trade and distribution and excluding explosives	P	
Welding and metal fabrication	P	
Wireless communication facilities; freestanding	C	
Wireless communication facilities; architecturally integrated or other stealth design	SP	15
Other similar uses	D	9
Residential Uses		
Caretaker's unit accessory to an authorized land use	P	10
Residential care facility	C	

1. Requires a special operations license as described in ECMC Chapter 5.16. For towing services, only police towing services require a special operations license.
2. Small arms ammunition only. Nothing larger than 30-caliber ammunition.
3. Light manufacturing describes a wide range of manufacturing uses as defined in Chapter 17.105.
4. Includes aerial photography, photo editing and finishing, service and repair of cameras and other optical devices.
5. Restaurants may be limited in size.
6. Subject to the provisions of Chapter 17.210 (alcohol sales).
7. Subject to the parking requirements listed in Section 17.185.190.
8. Subject to the provisions of Section 17.225.180 (transition service centers and emergency shelters).
9. As determined by the director of community development.
10. Only one caretaker's unit permitted per lot in association with an authorized primary use occupying the same property. Must be attached to the primary structure on the lot, if such a structure exists.
11. If the school provides instruction to persons under the age of 18, then a minor conditional use permit is required.
12. A tasting room not to exceed fifteen percent of the gross floor area of the production space is permitted as an accessory use to an alcoholic beverage production manufacturer subject to Chapter 17.210 and Section 17.225.210.
13. Subject to Chapter 17.210 Alcohol sales and deemed approved alcohol sales regulations.
14. Limited explosives storage allowed as accessory to an authorized primary use and subject to the Fire Code provisions and all local, state, and federal laws including the National Fire Protection Association.
- 15p. Subject to the provisions of Chapter 17.245 (wireless communications facilities).

(Ord. 5038 § 5, 2016; Ord. 5033 § 32, 2015)

5. Building materials during periods of construction or remodeling on any lot or lots where a valid building permit has been issued and is in effect; and
 6. Subterranean shelters and storage rooms provided that there is no visual evidence of such facilities visible from the public right-of-way.
- B. A temporary shade structure, in compliance with Section 17.225.160, shall be permitted, subject to approval of an administrative zoning permit.
- C. Notwithstanding the provisions of subsections (A) and (B) of this section, nothing shall be placed or permitted to remain in such a position or location as to interfere with sight distance necessary for the safe passage of pedestrians and/or vehicles and emergency units along the public ways, or interfere with light and air reasonably necessary for structures used for human occupancy. (Ord. 5018 § 39, 2015)

17.140.170 Single-family dwelling review procedures.

Any new building permit application for a single-family dwelling (including manufactured housing), an addition to a single-family dwelling, or a structure accessory to a single-family dwelling in the city shall be subject to the following provisions:

- A. The building plan elevations shall include notations specifying a minimum 12-inch roof overhang, and the type of material to be used for roofing and siding.
- B. Unless otherwise authorized by the director of community development, all additions to existing structures and all accessory structures larger than 120 square feet shall be designed and constructed to be architecturally and aesthetically compatible with the existing dwelling, including any proposed revisions to the existing dwelling covered by the same building permit application. Any decision by the director concerning the exterior treatment of the proposed dwelling shall be subject to appeal before the planning commission and city council in accordance with the provisions of Chapter 17.30. (Ord. 5018 § 39, 2015)

17.140.180 Accessory and junior accessory dwelling units.

The standards set forth in this section may be applied to any residentially zoned lot in the city that contains only one (1) single-family dwelling upon such lot. If any use beyond that of one (1) single-family dwelling exists upon a lot, then such lot is not qualified to receive an accessory or junior accessory unit. Notwithstanding the foregoing, no accessory or junior accessory dwelling unit shall be permitted in any approved planned unit development (PUD) or planned residential development (PRD).

A. Permit Required. A building permit is required for any new accessory or junior accessory dwelling unit.

B. Standards of Development.

1. Existing permitted structures converted to an Accessory dwelling units either attached or detached to the primary residence or within an existing structure, such as an attached or detached garage or other accessory building shall meet the following requirements:

- a. Building and fire safety codes;
- b. Independent exterior access from existing residence;

- c. Sufficient side and rear setbacks for fire safety;
- d. Limited in size as follows:
 - i. For residential lots up to 6,400 square feet in size the maximum size of an accessory dwelling shall be 640 square feet; and
 - ii. For residential lots in excess of 6,400 square feet in size the maximum size of an accessory dwelling unit shall be not more than ten percent (10%) of the lot size and not more than fifty percent (50%) of the size of the primary residence, to a maximum of 1,200 square feet.
- e. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, or converted to an accessory dwelling unit, the parking for the primary dwelling shall be replaced. Replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as covered spaces, uncovered spaces, or tandem spaces.

2. ~~Accessory dwelling units within New detached structures, attached or detached, for accessory dwelling units shall meet the following requirements:~~

- a. Conformance with all requirements of the zone in which the unit is located, except as identified herein;
- b. ~~The new structure shall be limited to 20 feet in height;~~
- a. ~~The new structure shall be subject to a minimum five foot rear and side setback;~~
- c.
- b.d. ~~Provision of one (1) additional paved off-street parking space for each bedroom in the proposed accessory dwelling unit. Such parking spaces may be tandem and/or located in the required front yard setback area if in compliance with the paved parking standards listed in Section 17.140.160. No additional parking is required with any of the following;~~
 - i. Unit is located within ½ mile of public transit, including transit and bus stations;
 - ii. Unit is part of an existing primary residence or an existing accessory structure;
 - iii. There is a car share program located within one block of the accessory dwelling unit.
- e. ~~An accessory dwelling unit may be attached to the existing dwelling unit or detached from it;~~
- d. In accordance with Health and Safety Code requirement, no fire sprinkler system is required unless provided for in the primary residence. If an accessory dwelling unit is attached to the primary single-family dwelling, ~~a firewall separation between the wall separating units shall be as required by the in conformance with the California Building Code and/or the California Residential Code;~~
- e. No minimum size shall be required for an accessory dwelling unit. Minimum standards will be applied through the building code;
- f. Limited in size in accordance with section B.1.d. above;

g. Attached covered patios, porches and similar covered areas intended to be used by the occupant of the accessory dwelling unit, except for a garage or carport, shall be limited to a maximum 10 percent of the floor area of the proposed unit;

h. The proposed accessory dwelling unit shall be constructed of similar building materials and with a similar architectural style to the primary dwelling unit;

~~i. No setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage.~~

3. New attached structures for accessory dwelling units shall meet the requirements of the underlying zone.

4. Junior accessory dwelling units shall meet the following requirements:

a. Shall not exceed an area of 500 square feet;

b. Shall be created within the existing walls of the primary dwelling and include a bedroom;

c. Shall include a separate exterior entry from the primary residence;

d. Shall include an efficiency kitchen that consists of:

i. A sink with a maximum waste line diameter of one-and-a-half (1.5) inches;

ii. A cooking facility with appliance which do not require electrical service greater than one-hundred-and-twenty (120) volts or natural or propane gas; and

iii. A food preparation counter and storage cabinets that are reasonable to the size of the unit.

e. No additional parking shall be required for the junior accessory dwelling unit.

C. Standards of Performance. Every accessory and junior accessory dwelling unit approved by this title shall meet the following standards of performance:

1. The property owner must occupy one (1) of the units. Should this requirement not be honored by the property owner, it will be cause to have the accessory or junior accessory dwelling unit removed in accordance with appropriate procedures;

2. A notice of restriction shall be recorded so that it appears in the chain of title for the property. A building permit will not be issued without proof of recordation of the notice of restriction.

3. The unit shall not be sold separate from the primary residence.

4. Tenancy shall not be less than 30 days.

D. Special Exemption from City Standards. Notwithstanding other provisions of this title, the addition of an accessory or junior accessory dwelling unit on a lot as provided under this section of and by itself will not initiate requirements for any new or updated standards relating to the existing residential structure. Such standards or requirements that would otherwise apply will be deferred until the normal operation of those other city code sections come to apply to such property. Such deferral of new or updated standards will not be granted for any building or portion thereof that was constructed illegally, nor will such deferral be granted for required public improvements. It is the clear intent of this subsection that the existing standards which were legally provided on the existing residential structure may remain as they were prior to the construction of the second-family unit. (Ord. 5061 § 11, 2017)

Chapter 17.155

O-S (OPEN SPACE) ZONE

Sections:

- 17.155.010 Intent and purpose.**
- 17.155.020 Permitted uses.**
- 17.155.030 Conditional uses.**
- 17.155.035 Prohibited use.**
- 17.155.040 District requirements.**
- 17.155.050 Lot area requirements.**
- 17.155.060 Lot width requirements.**
- 17.155.070 Panhandle and flag lots.**
- 17.155.080 Density.**
- 17.155.090 Front yard.**
- 17.155.100 Side yards.**
- 17.155.110 Rear yard.**
- 17.155.120 Building height.**
- 17.155.130 Accessory buildings.**
- 17.155.140 Lot coverage.**
- 17.155.150 Parking requirements and driveway widths.**
- 17.155.160 Signs.**

17.155.010 Intent and purpose.

The intent of the O-S zone is to protect and preserve open space land as a limited and valuable resource, to permit a reasonable use of open space while at the same time preserving and protecting inherent open space characteristics, and to implement the open space provisions of the general plan. (Ord. 4950 § 3, 2010)

17.155.020 Permitted uses.

The following uses are permitted in the O-S zone:

- A. Single-family dwellings, subject to density restrictions.
- B. Planned unit developments, subject to density restrictions.
- C. Agriculture:
 - 1. Field and seed crops;
 - 2. Truck crops;
 - 3. Orchards and vineyards;
 - 4. Pasture and rangeland;
 - 5. Horticulture specialties;
 - 6. Tree farms;
 - 7. Keeping of bees.
- D. Home occupation businesses (see Section 17.225.050).

Chapter 17.205

AGRICULTURE AND ANIMALS

Sections:

- 17.205.010 Purpose.**
- 17.205.020 Agricultural land uses permitted.**
- 17.205.030 Ordinary household pets.**
- 17.205.040 Pot-bellied pigs.**
- 17.205.050 Domesticated animals other than horses.**
- 17.205.060 Rabbits, geese, and ducks.**
- 17.205.065 Chickens.**
- 17.205.070 Horses.**
- 17.205.080 Distance requirements.**
- 17.205.090 Animal related nuisances.**
- 17.205.100 Prohibited animals.**
- 17.205.105 Community gardens.**
- 17.205.110 Agricultural buildings.**

17.205.010 Purpose.

The purpose of this chapter is to list regulations relating to the conduct of agricultural uses and the keeping of animals under simplified headings. (Ord. 4984 § 74, 2013)

17.205.020 Agricultural land uses permitted.

Commercial horticulture may be conducted in the O-S, RS-40, and RS-20 zones subject to the provisions of this chapter. No other commercial agricultural activities are permitted in any zone. Non-commercial agriculture such as private orchards, gardens, and greenhouses shall be permitted ancillary to any permitted residential use. Community gardens, as defined in Chapter 17.105 of this title, are permitted in all residential and commercial zones, subject to the requirements of this chapter.

Agricultural products may be sold at roadside stands in the O-S, RS-40, and RS-20 zones with approval of an administrative zoning permit and provided that the product is grown or produced on the same property. (Ord. 5018 § 82, 2015)

17.205.030 Ordinary household pets.

The keeping of ordinary household pets shall be permitted in all residential zones, subject to the following regulations:

- A. Not more than two (2) adult dogs and two (2) adult cats are permitted for each dwelling, together with offspring less than four (4) months of age.
- B. A third adult dog or cat may be authorized for an individual dwelling unit subject to the granting of an administrative zoning permit. (Ord. 5018 § 84, 2015; Ord. 4984 § 74, 2013)

17.205.035 Beekeeping.

The keeping of bees shall be permitted, subject to the following regulations:

- A. Beehives shall be well maintained at all times.
- B. Only docile bee species may be permitted.
- C. Registration with the County of San Diego Department of Agriculture, Weights and Measures is required prior to beekeeping activities.
- D. Beehives shall not be visible from the public right-of-way.
- E. Beehives shall not be located in the exterior or front yards.
- F. Up to four (4) beehives may be permitted per property.
- G. A beehive shall be no larger than 15 cubic feet in volume.
- H. The beehive shall not be within the required setbacks of the underlying zone.

17.205.040 Pot-bellied pigs.

The keeping of pet pot-bellied pigs shall be permitted, subject to the following regulations:

- A. A maximum of two (2) pot-bellied pigs are permitted on individual lots in the O-S, RS-40 and RS-20 zones.
- B. A single pot-bellied pig may be kept on an individual lot in the RS-14, RS-9, RS-6, and RM-6000 zones, subject to the granting of an administrative zoning permit. The minor conditional use permit may also authorize one (1) additional pot-bellied pig for properties in the RS-14, RS-9, RS-6, and RM-6000 zones with at least 20,000 square feet of lot area. (Ord. 5018 § 86, 2015; Ord. 4984 § 74, 2013)

17.205.050 Domesticated animals other than horses.

Domesticated animals other than horses may be kept as follows:

- A. A maximum of one (1) domesticated animal, not to exceed 125 pounds at maturity, shall be permitted in the O-S, RS-40 and RS-20 zones.
- B. A maximum of two (2) domesticated animals, not to exceed 125 pounds at maturity, and offspring less than six (6) months of age, shall be permitted in the O-S, RS-40 and RS-20 zones, subject to the granting of an administrative zoning permit.
- C. A maximum of one (1) domesticated animal, not to exceed 125 pounds at maturity, shall be permitted in the RS-14, RS-9, RS-6, and RM-6000 zones, subject to the granting of an administrative zoning permit. (Ord. 5018 § 88, 2015; Ord. 4984 § 74, 2013)

17.205.060 Rabbits, geese, and ducks.

The keeping of rabbits, geese, and ducks for private use is permitted in the O-S, RS-40 and RS-20 zones, not to exceed six (6) adult animals for each main dwelling, together with offspring until maturity. (Ord. 4984 § 74, 2013)

17.205.065 Chickens.

The keeping of chickens for private use is permitted in all single-family residential zones and also in the RM-6000 zone, subject to the following restrictions and requirements:

Chapter 17.195

WATER EFFICIENT LANDSCAPING

Sections:

- 17.195.010 Intent and purpose.**
- 17.195.020 Definitions.**
- 17.195.030 Applicability.**
- 17.195.040 Landscape approval and installation.**
- 17.195.050 Administration and landscape design manual.**
- 17.195.060 Basic landscape design elements.**
- 17.195.070 Preparation of landscape and irrigation plans.**
- 17.195.080 Contents of required landscape areas.**
- 17.195.090 Irrigation system required.**
- 17.195.100 Minimum landscape area requirements.**
- 17.195.110 General maintenance requirements.**
- 17.195.120 Trees in narrow planters and adjacent to the public right-of-way.**
- 17.195.130 Landscaping adjacent to parking areas, streets, and driveways.**
- 17.195.140 Storm water requirements.**
- 17.195.150 Turf regulations.**
- 17.195.160 Landscaping on slopes created by grading.**
- 17.195.170 Cemeteries.**
- 17.195.180 Model homes.**
- 17.195.190 Recycled water.**
- 17.195.200 Preventing water waste.**
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- 17.195.330 Certificate of completion.**
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- 17.195.350 Fees.**
- 17.195.360 Enforcement.**

17.195.010 Intent and purpose.

The intended purpose of this water efficient landscape ordinance is to:

- A. list the minimum requirements for the provision of landscaping improvements and landscape maintenance;
- B. promote the values and benefits of landscapes while recognizing the need to use water and other resources as efficiently as possible;
- C. establish a structure for planning, designing, installing, maintaining and managing water efficient landscapes in new construction;
- D. promote the efficient use of water by setting a Maximum Applied Water Allowance as an upper limit for water use in landscaping, thus reducing water use to the lowest practical amount;
- E. encourage conservation and prevent water waste in existing landscaping; and
- F. establish water use standards for landscaping that implement the 2006 development landscape design requirements established by the Water Conservation in Landscaping Act, California Government Code Sections 65591 et seq. (Ord. 4950 § 3, 2010) which are as effective at conserving water as the standards included in the California Model Water Efficient Land Use Ordinance (MWEL0), contained in the California Code Regulations, Title 23, Chapter 2.7.

17.195.020 Definitions.

The definitions listed below shall be used when interpreting and implementing the requirements of this chapter. Refer to the El Cajon Landscape Design Manual for a more comprehensive list of definitions, including technical landscaping terminology.

“Active recreation area” means an area that is dedicated to active play, where turf provides a playing surface. Examples of active recreation areas include golf courses, sports fields, parks and tot-lots.

“Applicant” means a person who seeks or receives approval of a discretionary land use permit or building permit, or Landscape Documentation Package.

“As-built plans” mean a set of reproducible drawings which show significant changes in the work made during construction and which are usually based on drawings marked up in the field and other data furnished by the contractor.

“Automatic irrigation controller” means an automatic timing device used to remotely control valves that operate an irrigation system. Automatic irrigation controllers are able to self-adjust and shall schedule irrigation events using either evapotranspiration (ET_o)-(weather-based) or soil moisture sensor data.

“Building permit” means a certificate authorizing construction activity that is subject to the provisions of local, state, and federal regulations and codes applicable to building and construction activities.

“Certificate of Completion” means the document required under Section 17.195.330.

~~“Certified landscape irrigation auditor” means a person certified to perform landscape irrigation audits by an accredited academic institution, a professional trade organization or other accredited certification program.~~

“Check valve” or “anti-drain valve” means a valve located under a sprinkler head, or other location in the irrigation system, to hold water in the system to prevent drainage from sprinkler heads when the sprinkler is off.

“Conversion factor” means the number (0.62) that converts acre-inches per acre per year to gallons per square foot per year.

“Developer” means a person who seeks or receives permits for or who undertakes land development activities ~~and that is not a single family homeowner~~. Developer includes a developer’s partner, associate, employee, consultant, trustee or agent.

“Discretionary permit” means any land use permit requiring the staff, planning commission or city council to exercise judgment prior to its approval, conditional approval or denial.

“Established landscape” means the point at which plants in the landscape have developed significant root growth into the soil. Typically, most plants are established after one or two years of growth.

“Estimated total water use (ETWU)” means the estimated total water use in gallons per year for a landscaped area.

“Evapotranspiration adjustment factor (ETAF)” means a factor that when applied to reference ETo, adjusts for plant water requirements and irrigation efficiency, two major influences on the amount of water that is required for a healthy landscape. For purposes of this ordinance, the ETAF for residential projects shall be 0.55, and ETAF for non-residential projects shall be 0.45.

“Evapotranspiration rate” means the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time period.

“Friable” means a soil condition that is easily crumbled or loosely compacted down to a minimum depth per planting material requirements, whereby the root structure of newly planted material will be allowed to spread unimpeded.

“Grading” means any minor importation, excavation, movement, loosening or compaction of soil or rock that does not require a grading and drainage plan per the requirements of El Cajon Municipal Code, Section 15.64.020.

“Grading and drainage plan” means the plan required by El Cajon Municipal Code, Section 15.64.020.

“Hardscape” means any durable surface material, pervious or non-pervious, located within and around the landscape area.

“Homeowner-provided landscaping” means landscaping installed either by a private individual for a single-family residence or installed by a landscaping contractor hired by a homeowner.

“Hydrozone” means a portion of the landscape area having plants with similar water needs. A hydrozone may be irrigated ~~or non-irrigated~~.

“Invasive plant species” means species of plants not historically found in California that spread outside cultivated areas and may damage environmental or economic resources.

~~“Irrigation audit” means an inspection which includes an in-depth evaluation of the performance of an irrigation system conducted by a certified landscape irrigation auditor. An irrigation audit may include, but is not limited to, inspection, system tune up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow and preparation of an irrigation schedule.~~

“Irrigation efficiency (IE)” means the measurement of the amount of water beneficially used divided by the water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. For purposes of this ordinance, IE shall be 0.81 for

micro-spray emitters, bubblers, and drip lines. Irrigation efficiency shall be .75 for overhead spray irrigation.

“Landscape architect” means a person who holds a license to practice landscape architecture by the state of California Business and Professions Code.

“Landscape area” means an area with outdoor plants, turf and other vegetation. A landscaped area includes a water feature either in an area with vegetation or that stands alone. A landscaped area may also include design features adjacent to an area with vegetation when allowed under Section 17.195.320. A landscaped area does not include the footprint of a building, decks, patio, sidewalk, driveway, parking lot or other hardscape that does not meet the criteria in Section 17.195.320. A landscaped area also does not include an area without irrigation designated for non-development such as designated open space or area with existing native vegetation.

“Landscape contractor” means a person licensed by the state of California to construct, maintain, repair, install, or subcontract the development of landscape systems.

“Landscape design manual” means the ~~manual, approved by the director that establishes specific design criteria document prepared by staff to provide and guidance to for implementing~~ the requirements of this chapter.

“Landscape Documentation Package” means the permit application and additional items listed under Section 17.195.240.

“Landscape grading plan” means the plan required by Section 17.195.280. A landscape grading plan is NOT considered a grading and drainage plan as required by El Cajon Municipal Code, Section 15.64.020.

“Landscape professional of record” means a licensed landscape architect, a licensed architect, or a licensed civil engineer that is listed in a Landscape Documentation Package and Certificate of Completion as the person responsible for ensuring that a landscape project was developed and is operating as approved. For homeowner installed landscaping at single-family residences ~~cestial projects~~ only, this definition also includes a California licensed landscape contractor if, and only if, the licensed landscape contractor has a signed agreement to install the landscape project.

“Low head drainage” means a sprinkler head or other irrigation device that continues to emit water after the water to the zone in which the device is located has shut off.

“Low volume irrigation” means the application of irrigation water at low pressure through a system of tubing or lateral lines and low volume emitters such as drip lines or bubblers.

“Mass grading” means any activity that requires a grading and drainage plan per the requirements of El Cajon Municipal Code, Section 15.64.020.

“Maximum Applied Water Allowance (MAWA)” means the maximum allowed annual water use for a specific landscaped area based on the ~~square footage of the~~ landscape area, the ETAF and the reference evapotranspiration rate (ETo).

“Mulch” means an organic material such as leaves, bark, straw or inorganic mineral materials such as rocks, gravel or decomposed granite left loose and applied to the soil surface to reduce evaporation, suppress weeds, moderate soil temperature or prevent soil erosion.

“Overspray” means the water from irrigation that is delivered outside an area targeted for the irrigation and makes contact with a surface not intended to be irrigated.

Constructed wetlands used for on-site wastewater treatment or stormwater best management practices are not water features.

“Water purveyor” means the Helix Water District or the Padre Dam Municipal Water District as applicable.

“WUCOLS” means Water Use Classification of Landscape Species, and refers to the most current version of the California Department of Water Resources publication of the same name. (Ord. 5018 § 76, 2015; Ord. 4950 § 3, 2010)

17.195.030 Applicability.

- A. ~~Certain provisions~~The requirements in of this chapter to provide landscaping improvements and maintain those improvements shall apply to all areas of the city. However, the following types of projects, which require a building permit or a discretionary permit, shall be subject to the additional permitting and water conservation requirements contained in this chapter for landscape documentation packages:
- ~~1. A project for a new industrial, commercial, public, or institutional development or use, where the new landscaped area is greater than or equal to 2,500 square feet~~ Any project that requires a building permit or discretionary permit and which includes the installation of 500 square feet or more of new irrigated landscaping.
 - ~~2. New developer installed residential and common area landscapes where the total landscaped area for the development is greater than or equal to 2,500 square feet.~~
 - ~~3. A new single family residence with homeowner provided landscaping where the landscaped area is greater than or equal to 5,000 square feet. This requirement includes landscaping provided to a homeowner by a landscaping contractor.~~
 - ~~4. A model home that includes a landscaped area.~~
 - ~~5. A rehabilitated landscape for an existing industrial, commercial, institutional, public agency or multifamily development where a building permit or discretionary permit is required and the applicant is concurrently installing and/or modifying 2,500 square feet or more of landscaping.~~
 - ~~2. Any project that requires a building permit or discretionary permit and includes the rehabilitation of 2,500 square feet or more of irrigated landscaping.~~
 - ~~63. A cemetery under the limited requirements listed in Section 17.195.170.~~
- B. This landscape documentation package requirements described in this chapter shall not apply to the following types of projects:
1. A registered local, state or federal historical site.
 2. An ecological restoration project that does not require a permanent irrigation system.
 3. A mined land reclamation project that does not require a permanent irrigation system.
 4. A botanical garden or arboretum, open to the public. (Ord. 4950 § 3, 2010)

17.195.040 Landscape approval and installation.

No person shall install or modify landscaping for a project subject to the permit requirements of this title without first obtaining the review and approval of landscape plans by the planning division. A person constructing a project or establishing a use subject to the permit requirements of this title shall obtain approval for the landscape project as follows:

~~A. A person applying for a building permit for a single family residence with landscaping improvements equal to, or greater than 5,000 square feet shall obtain approval of a Landscape Documentation Package from the director as part of the building permit process.~~

~~A.B. A person applying for a building permit, site development plan, or a discretionary permit meeting or exceeding the thresholds associated with a project described in Section 17.195.030A above, other than a cemetery or a single family residence:~~

- ~~1. Shall submit a landscape and irrigation ~~concept~~ plan as part of the project application. The landscape and irrigation ~~concept~~ plan shall indicate the site features, the proposed planting areas, the proposed method of irrigation and the other proposed elements of the landscaping, including areas of turf, water features and hardscape areas.~~
- ~~2. Shall obtain approval of a Landscape Documentation Package ~~as part of the building permit process and~~ prior to the issuance of building permits for each project segment or phase that requires the installation or rehabilitation of irrigated landscaping.~~
- ~~3. Shall obtain director approval of the Certificate of Completion prior to obtaining certificates of occupancy for the proposed development and prior to the establishment of the proposed use.~~
- ~~4. May use "typical" plans for developer-installed landscaping at individual units in a multi-unit residential development.~~

~~C. A person applying for a building permit, site development plan, or a discretionary permit associated with a project that does not meet or exceed the thresholds described in Section 17.195.030 above:~~

- ~~1. Shall submit a landscape concept plan as part of the project application. At a minimum, the concept plan shall indicate the site features, the proposed planting areas, the proposed method of irrigation and the other proposed elements of the landscaping, including areas of turf, water features and hardscape areas.~~
- ~~2. Shall obtain approval of the required landscaping as part of the building permit process and prior to the issuance of building permits for each project segment or phase that requires the installation or rehabilitation of landscaping.~~
- ~~3. Shall install the required landscaping prior to obtaining certificates of occupancy or establishing the proposed use.~~

(Ord. 4968 § 67, 2011)

17.195.050 Administration and landscape design manual.

The director shall administer and enforce this chapter. Moreover, the director shall create and maintain a Landscape Design Manual to provide guidance to applicants regarding compliance with landscaping requirements. In addition to providing contact information and links to a variety of helpful landscaping resources, the Landscape Design Manual shall include the reference evapotranspiration rate for El Cajon, all forms and tables required for the submittal of a Landscape Documentation Package and Certificate of Completion, and sample calculations demonstrating how to calculate the maximum applied water allowance and estimated total water use for a landscaping project. The landscape design manual shall also include a list of drought tolerant plants that are appropriate for Southern California inland valleys such as El Cajon. (Ord. 4950 § 3, 2010)

17.195.060 Basic landscape design elements.

The following basic elements shall be considered in the design of all landscaping required by this title:

- A. Soil type and soil stability;
- B. Erosion control;
- C. Topography;
- D. Water conservation;
- E. Solar access and shading;
- F. Pedestrian and vehicular sight distance;
- G. Maintaining aesthetic views and screening less desirable views. (Ord. 4950 § 3, 2010)

17.195.070 Preparation of landscape and irrigation plans.

Except as specifically noted elsewhere in this chapter, the planting and irrigation plans for all landscaping improvements required by this title shall be prepared by a California-licensed landscape architect, civil engineer, architect or ~~California-licensed landscape contractor~~. At a minimum, the plans shall include the information listed below. Plans that are required in association with a Landscape Documentation Package and Certificate of Completion have additional requirements as noted in this chapter.

- A. A plant legend identifying the type of plant materials to be used and stating both the botanical and common names.
- B. Size, quantity and location of all proposed plants.
- C. Identification of species included in lawn and hydroseed mixtures.
- D. Location and identification of existing trees and indication of which trees are to be retained, removed or relocated.
- E. Location and specifications for irrigation systems.
- F. Name, address, and phone number of person preparing the landscape and irrigation plans. (Ord. 4950 § 3, 2010)

17.195.080 Contents of required landscape areas.

Except as noted elsewhere in this title all required landscaped areas shall contain a mixture of trees, shrubs and ground cover. Trees shall be at least 15-gallon size, and shrubs shall be at least 5-gallon size. Non-living ground cover such as decorative crushed rock or mulch may cover up to 50% of any single planter bed, excepting that in parkway planting areas (the area between the sidewalk and the street) decorative paving may cover the entire area, exclusive of any required tree wells. Except as noted elsewhere in this title, decorative hardscape materials, rock groupings, and water features such as swimming pools, spas, fountains, waterfalls, and birdbaths may also be included in landscaped areas subject to the water conservation requirements of this chapter. Existing perennial vegetation and natural rock outcroppings may be used to satisfy landscaped area requirements, if approved by the director of community development. Artificial plants shall not be used in any required landscaped area, except that high quality artificial turf may be used in-lieu of other allowed ground covers in meeting the overall landscape requirement. (Ord. 4950 § 3, 2010)

17.195.090 Irrigation system required.

Except as noted elsewhere in this chapter, all required landscaped areas shall include a permanent underground irrigation system. The irrigation system shall include an ~~automatic-programmable~~ irrigation controller ~~with a weather-based or rain-sensing shut-off function~~. In planters with interior dimensions of four (4) feet wide or less, drip irrigation or similar irrigation technologies that minimizes water usage shall be required. Irrigation is not required for areas covered with artificial turf. (Ord. 4950 § 3, 2010)

17.195.100 Minimum landscape area requirements.

- A. All commercial, industrial, and institutional developments shall provide landscaping as follows:
 - 1. All required exterior yards shall include landscaping, exclusive of the driveways.
 - 2. An additional 10 square feet of landscaping shall be provided for each parking space at the site. Such landscaping shall be evenly distributed throughout the parking area and may include tree wells and planter boxes.
 - 3. A permanent underground irrigation system with an automatic irrigation controller shall be provided.
- B. All planned residential developments and planned unit developments shall provide landscaping in the amounts and locations indicated in Chapters 17.165 and 17.60, respectively.
- C. Landscaping at single-family homes, duplex developments, and at residential properties in the RM-6000 zone that are not part of a planned residential development or planned unit development, shall provide landscaping as follows:
 - 1. At least 50 percent of required exterior yard areas shall contain landscaping consisting of living plants or a combination of living plants and decorative rock. Pavement and hardscape, whether decorative or not, shall not be used to satisfy this requirement.
 - 2. Trees shall be planted in required exterior yards at a minimum ratio of one (1) tree per each 600-square feet of required exterior yard area, or fraction thereof.
 - 3. A permanent method of irrigation shall be provided either in the form of an underground irrigation system ~~or at least one (1) external hose bib~~ to be located in front of the main building on the lot.
- D. Landscaping for multiple unit residential projects in the RM-4300, RM-2500, RM-2200, RM-1450, and RM-HR zones, that are not a part of a planned residential development or planned unit development shall satisfy the following criteria:
 - 1. All required exterior yard areas shall contain landscaping consisting of living plants or a combination of living plants and decorative ground cover such as decorative rock or bark.
 - 2. Trees shall be planted in required exterior yards at a ratio of one (1) tree per each 200 square feet of required exterior yard area, or fraction thereof.
- E. All landscaped areas required by this title, including planter boxes and tree wells, shall have minimum interior dimensions of four (4) feet in width, and length, or diameter. (Ord. 5018 § 78, 2015; Ord. 4950 § 3, 2010)

17.195.110 General maintenance requirements.

All required landscaped areas shall satisfy the following maintenance requirements. ~~As noted elsewhere in this chapter, there are additional maintenance requirements for landscapes approved by a Landscape Documentation Package and Certificate of Completion.~~

- A. All plant material in required landscaped areas shall be sufficiently watered and periodically fertilized to establish and maintain healthy growth.
- B. All landscaped areas shall be maintained in a neat, litter and weed free condition and all plants shall be pruned and trimmed as necessary.
- C. Upon notification by the planning division, all plant materials that have died or have 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.
- D. Maintenance shall include regular inspection, adjustment, repair and replacement of the irrigation system, including making seasonal changes to the irrigation controller. (Ord. 4968 § 69, 2011; Ord. 4950 § 3, 2010)

17.195.120 Trees in narrow planters and adjacent to the public right-of-way.

Trees in landscaped areas that are four (4) feet or less in width (inside dimension) shall not be larger than the five-gallon size. Trees planted in the public right-of-way, or within four (4) feet of the public right-of-way, shall include root-control barriers to prevent roots from damaging the sidewalk or public street. (Ord. 4950 § 3, 2010)

17.195.130 Landscaping adjacent to parking areas, streets, and driveways.

All landscape areas that adjoin parking spaces, driveways, vehicular circulation areas, or the public right-of-way shall be protected from encroachment by vehicles in a manner that also complies with state-storm water regulations, which require storm water to be discharged to landscaped areas in order to reduce or eliminate the discharge of pollutants. The method of protection shall be determined by the director of public works or his or her designee. The approved method may include six-inch high curb segments, wheel stops, decorative

rock bands, or other methods determined to be acceptable by the director of public works. (Ord. 4950 § 3, 2010)

17.195.140 Storm water requirements.

Pervious landscaped areas may be required to accept storm water runoff from impervious areas and function as storm water treatment facilities. In such instances, the site design shall facilitate the drainage of runoff to the landscaped areas, prior to conveyance to the public right-of-way. (Ord. 4950 § 3, 2010)

17.195.150 Turf regulations.

The following regulations shall apply to the use of turf grass:

- A. Only low volume or subsurface irrigation shall be used for turf in a landscaped area:
 - 1. On a slope greater than 25 percent grade where the toe of the slope is adjacent to an impermeable hardscape.
 - 2. Where any dimension of the landscaped area is less than six (6) feet wide.
- B. ~~On a commercial, industrial, institutional or multi-family project, no~~ Turf shall not be allowed in ~~a~~ center island medians strip or in a parking lot islands.
- C. Ball fields, parks, golf courses, cemeteries and other similar uses shall be designed to limit turf in any portion of a landscaped area not essential for the operation of the facility.
- D. No turf shall be allowed in a landscaped area that cannot be efficiently irrigated without creating runoff or overspray.
- E. Non-residential landscape projects subject to the requirements of this title shall limit turf areas to no more than 25 percent of the total landscaped area. This provision shall not apply to sports fields, parks, golf courses, and cemeteries. (Ord. 4950 § 3, 2010)

17.195.160 Landscaping on slopes created by grading.

Landscaping requirements for slopes created by grading are as follows:

- A. In order to prevent the raveling and erosion of the ground surface subsequent to the construction of manmade slopes and to serve as a fire-retardant, adequate slope planting shall be required on all constructed slopes with a gradient steeper than six (6) horizontal to one (1) vertical (6:1), and a height in excess of three (3) feet measured vertically. Such slope planting shall consist of deep-rooting grasses, ground cover and shrubs, and on slopes of 10 feet or more in vertical height, a minimum of one (1) tree for every 600 square feet of the total slope area. Trees shall be a five-gallon size and shall be spaced a minimum of 30 feet apart. Shrubbery shall be a minimum one-gallon size and shall have a minimum separation of one (1) times the mature width. Plant size and planting pattern may be varied upon the recommendation of a landscape architect.
- B. An adequate irrigation system shall be required for all slope planting. Such system shall consist of a permanent watering system operative on an individual lot basis and capable of providing uniform water coverage on all plantings. Single-service meters may be used for common slope areas that will be maintained by a homeowners' association or similar private maintenance organization, and for slopes less than six (6) feet in vertical height hose bibs located within 50 feet of the slope may be used.

- C. All slope planting and irrigation systems shall be complete and operative on an individual lot basis before final inspection of the lot by the Building Division.
- D. The land developer shall have the responsibility of satisfactorily maintaining such slope planting until the properties within the development are occupied. A performance bond may be required by the planning commission in order to assure that all planting will be maintained and replaced if necessary.
- E. All constructed slopes that are not part of a lot that is to be occupied and built upon shall also be planted and maintained to the satisfaction of the director of community development.
- F. A landscaping plan prepared or landscape documentation package and certificate of completion prepared in accordance with the provisions of this chapter and clearly indicating and identifying slope plantings and supportive irrigation system shall be required prior to the acceptance of a final map or development plan.
- G. The retention of natural features such as rock outcroppings and substantial native vegetation and their incorporation into landscaping schemes are strongly encouraged. The approval of any proposal for development may be conditioned upon the retention of certain natural features of the site. (Ord. 5018 § 80, 2015; Ord. 4950 § 3, 2010)

17.195.170 Cemeteries.

A person submitting an application proposing to establish a cemetery shall include the following:

- A. A landscape concept plan, as described in Section 17.195.040.
- B. A water efficient landscape worksheet that calculates the maximum applied water allowance for the project as described in Section 17.195.270.
- C. A landscape maintenance schedule as described in Section 17.195.340. (Ord. 4950 § 3, 2010)

17.195.180 Model homes.

If a residential project has a model home or homes that include landscaping, then the landscaping shall be designed and installed to meet the water efficiency criteria established in this chapter and shall include a sign in the front yard of the model home that is visible and readable from the roadway that the home faces, and that states in capital black lettering at least two inches high on a white sign, "THIS MODEL HOME USES WATER EFFICIENT LANDSCAPING AND IRRIGATION."

Furthermore, a person who obtains a permit to construct a single-family residential development that contains a model home or homes shall provide a water efficient landscaping brochure, or pamphlet to each group of adults visiting the model home. At a minimum, such a brochure or pamphlet shall include information describing the water efficient features of the landscaping and a statement and contact information encouraging prospective home buyers to contact the applicable water purveyor and the planning division staff for additional information regarding water efficiency in landscaping. (Ord. 4950 § 3, 2010)

17.195.190 Recycled water.

- A. A person who obtains a permit for a project that is subject to this chapter shall use recycled water for irrigation if recycled water is available in the street in front of their property from the water purveyor who supplies water to the property.

- B. A person using recycled water shall install a dual distribution system for water received from a public water purveyor. Pipes carrying recycled water shall be purple.
- C. A person who uses recycled water under this section shall be entitled to an ETAF of 1.0.
- D. This section does not excuse a person using recycled water from complying with all State and local laws and regulations related to recycled water use. (Ord. 4950 § 3, 2010)

17.195.200 Preventing water waste.

- A. Property owners shall prevent water waste resulting from inefficient or improperly maintained landscape irrigation on their property. In order to ensure that water is not wasted, the director may require water audits and may penalize property owners for water waste such as runoff leaving the target landscape due to low head drainage, overspray, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, parking lots, or structures. Penalties for water waste resulting from inefficient landscaping may be imposed in the form of monetary fines, the amount of which shall be determined by the city council based upon the magnitude, duration and/or frequency of the ordinance violation.
- B. Restrictions regarding overspray and runoff may be modified if:
 - 1. the landscape area is adjacent to permeable surfacing and no runoff occurs; or
 - 2. the adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping.
- C. Except as noted elsewhere in this title, the following water saving techniques shall be incorporated in all required landscape areas:
 - 1. Provide drought tolerant plant material and minimize turf areas.
 - 2. Group plants with similar water needs into hydrozones, and provide a separate irrigation circuit for each hydrozone in the landscaped area.
 - 3. Mulch root area with a 2-inch layer of bark, sawdust, leaf mold or gravel to help soil retain moisture.
 - 4. Make earthen catch basins around shrubs and small trees for bubbler or emitter control.
 - 5. Early morning watering avoids excessive evaporation. Evening watering is only second best because fungus disease has all night to attack moist foliage. Follow recommended irrigation schedule on landscape plan or that established by the appropriate water agency.
 - 6. Raise the height of the lawnmower. Lawns cut too short expose roots to drying sun and increase water evaporation from soil. Follow recommendation of landscape architect or landscape contractor.
 - 7. Use drip irrigation or any system that will minimize evaporation and increase the effectiveness of the application of water.
 - 8. Use drip irrigation or any system that will minimize evaporation and increase the effectiveness of the application of water.
 - 9. Over watering or interference with rapid surface drainage should be avoided in the west rim of the El Cajon Valley (Fletcher Hills) because the area has highly expansive soils and is prone to landslides.

(Ord. 4950 § 3, 2010)

17.195.210 Public education.

Education is a critical component to promote the efficient use of water in landscapes. The use of appropriate principles of design, installation, management and maintenance that save water is encouraged in the community. Developers of new residential subdivisions shall provide information to buyers of new, single-family residential homes regarding the design, installation, management, and maintenance of water efficient landscapes. Moreover, the city shall make information available to the public regarding the design, installation, management, and maintenance of water efficient landscapes. (Ord. 4950 § 3, 2010)

17.195.220 Water District requirements.

All landscape projects subject to the requirements of this chapter shall comply with the regulations and policies of the applicable water district. This includes but is not limited to requirements for: water efficient irrigation technology, low water use plants, dedicated irrigation water meters, and “smart” or weather-based irrigation controllers. (Ord. 4984 § 72, 2013)

17.195.230 Water emergencies.

Upon a majority vote of the city council declaring a water emergency, all or portions of the landscaping required by this title may be deferred until a later date, provided a suitable guarantee in a reasonable amount is posted with the city to cover the eventual installation of the landscaping. This deferral of installation shall not extend to any landscaping area that is being installed for purposes of erosion control or fire protection. Alternatively, if a water emergency is declared by the city council, the council may require approval of a landscape documentation package and certificate of completion for any required landscape project regardless of the size of the required landscape area or the type of development proposed. If a landscape documentation package is required, all applicable restrictions and requirements listed in this chapter shall apply, including the establishment of a water budget for the project (MAWA). (Ord. 4950 § 3, 2010)

17.195.240 Landscape documentation package.

- A. Building permit applications for projects described in Section 17.195.030 shall include a Landscape Documentation Package that complies with the provisions of this chapter and with the Landscape Design Manual.
- B. For projects described above in Section 17.195.030, which require landscaping improvements but which do not require approval of a building permit, the applicant or property owner shall submit a Landscape Documentation Package to the planning division that complies with the provisions of this chapter and with the Landscape Design Manual. The Landscape Documentation Package and Certificate of Completion shall be approved by the director prior to the establishment of any use authorized by a discretionary permit and subject to the requirements of this chapter.
- C. An applicant for a project establishing a cemetery is not required to submit a Landscape Documentation Package, but shall comply with Section 17.195.170.
- D. The Landscape Documentation Package shall contain the following items:
 - 1. An application form including the name and contact information of the property owner, the property owner’s agent, and the professional of record for the landscape project.

2. A soil management report and plan that complies with Section 17.195.250, and that analyzes the soil within each landscaped area of the project and makes recommendations regarding soil additives.
3. Planting and irrigation plans that comply with Section 17.195.260, and that describe the landscaping and irrigation for the project.
4. A water efficient landscape worksheet that complies with Section 17.195.270, and that calculates the maximum applied water allowance and the estimated total water use for the project.
5. A landscape grading plan that complies with Section 17.195.280, and that describes the grading of the project. If the project applicant has submitted a grading and drainage plan with the application for the project, the director may accept that grading and drainage plan in lieu of the landscape grading plan required by this subsection if the grading and drainage plan complies with the requirements of Section 17.195.280.

(Ord. 4950 § 3, 2010)

17.195.250 Soil management report.

- A. The soil management report required for a Landscape Documentation Package shall be prepared by a licensed landscape architect, licensed civil engineer, licensed architect or other landscape professional licensed by the state to prepare soil management reports. The soil management report shall contain an analysis of the soil for the proposed landscaped areas of the project including information about the soil texture, soil infiltration rate, pH, total soluble salts, sodium, percent organic matter. The soil management report shall also contain recommendations about soil amendments that may be necessary to foster plant growth and plant survival in the landscaped area using efficient irrigation techniques.
- B. When a project involves mass grading of a site, the applicant shall submit the soil management report with the Certificate of Completion package required by Section 17.195.330, rather than submitting it with the Landscape Documentation Package.
- C. The soil management report shall include the following information regarding proposed soil amendments and mulch:
 1. The report shall identify any soil amendments and their type and quantity.
 2. The report shall identify the type and amount of mulch for each area where mulch is applied. Mulch shall be used as follows:

- a. A minimum two-inch layer of mulch shall be applied on all exposed soil surfaces in each landscaped area except in turf areas, creeping or rooting ground covers or direct seeding applications where mulch is contraindicated.
- b. Stabilizing mulch shall be applied on slopes.
- c. Highly flammable mulch material shall not be used.

(Ord. 4950 § 3, 2010)

17.195.260 Planting and irrigation plans for a landscape documentation package.

- A. The planting and irrigation plans required as part of the Landscape Documentation Package shall be prepared by a licensed landscape architect, licensed civil engineer, licensed architect or other landscape professional licensed by the state to prepare planting and irrigation plans. The plans shall:
 1. Include the maximum applied water allowance for the proposed landscaping, including the calculations used to determine the maximum applied water allowance. The calculations shall be based on the formula in Section 17.195.300.
 2. Include the estimated total water use for the proposed landscaping, including the calculations used to determine the estimated total water use. The calculations shall be based on the formula in Section 17.195.310.
 3. Include a statement signed under penalty of perjury by the person who prepared the plans that provides, "I am familiar with the requirements for landscape and irrigation plans contained in Chapter 17.195 of the El Cajon Municipal Code. I have prepared these plans in compliance with those regulations and the El Cajon Landscape Design Manual. I certify that the plans implement those regulations to provide efficient use of water."
 4. Demonstrate compliance with best management practices and other storm water regulations required by the City of El Cajon's Jurisdictional Runoff Management Program (JURMP) and the City of El Cajon's Storm Water Ordinance (Municipal Code Chapters 13.10 and 16.60).
 5. Address fire safety issues and demonstrate compliance with applicable requirements for defensible space around buildings and structures and shall avoid the use of fire prone vegetation in designated fire hazard areas.
- B. The planting plans shall meet the following requirements:
 1. The plans shall identify by common and botanical name, any existing vegetation that will be retained as part of the new or rehabilitated landscape area.
 2. The plans shall include a legend listing all vegetation by common and botanical name that will be added to each landscaped area. No invasive plant species shall be added to a landscaped area. The plans shall list the total quantities by container size and species. If the applicant intends to plant seeds, the plans shall describe the seed mixes and applicable purity and germination specifications.
 3. The plans shall be accompanied by drawings showing the specific location of all vegetation, retained or planted, the plant spacing and plant size, natural features, water features, and hardscape areas.
 4. All plants shall be grouped in hydrozones and the irrigation shall be designed to deliver water to hydrozones based on the moisture requirements of the plant grouping. A hydrozone may mix

plants of moderate and low water use or mix plants of high water use with plants of moderate water use. No high water use plants shall be allowed in a low water use hydrozone. A high water use hydrozone may, however, provide for some low water use plants if the low water use plants are of a type that are likely to thrive and flourish with the additional water. The plan shall also demonstrate how the plant groupings accomplish the most efficient use of water.

5. The plans shall identify areas permanently and solely dedicated to edible plants.
6. The plans shall include a detailed description of each water feature that will be included in the landscaped area.
7. The plans shall demonstrate that landscaping when installed and at maturity will be positioned to avoid obstructing motorists' views of pedestrian crossings, driveways, roadways and other vehicular travel ways. If the landscaping will require maintenance to avoid obstructing motorists views, the plans shall describe the maintenance and the frequency of the proposed maintenance.
8. The plans shall avoid the use of landscaping with known surface root problems adjacent to a paved area, unless the plan provides for installation of root control barriers or other appropriate devices to control surface roots.
9. Plants in a transitional area shall consist of a combination of site adaptive and compatible native and/or non-native species. No invasive species shall be introduced or maintained in a transitional area. The irrigation in a transitional area shall be designed so that no overspray or runoff shall enter an adjacent area that is not irrigated.
10. On a project other than a single-family residence, the plan shall identify passive and active recreational areas.
11. The plans shall indicate adequate soil volume for healthy plant growth.

C. The irrigation plans shall meet the following requirements:

1. The plans shall show the location, type and size of all components of the irrigation system that will provide water to the landscaped areas, including the controller, water lines, valves, sprinkler heads, bubblers, emitters, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices.
2. The plans shall identify the static water pressure at the point of connection to the public water supply and the flow rate in gallons, the application rate in inches per hour and the design operating pressure in pressure per square inch for each station.
3. The irrigation system shall be designed to prevent runoff, overspray, low-head drainage and other similar conditions where irrigation water flows or sprays onto areas not intended for irrigation. The plans shall also demonstrate how grading and drainage techniques promote healthy plant growth and prevent erosion and runoff.
4. The plans shall identify each area irrigated with recycled water.
5. The plans shall provide that any slope greater than 25 percent will be irrigated with an irrigation system with a precipitation rate of 0.75 inches per hour or less to prevent runoff and erosion. As used in this chapter, 25 percent grade means one foot of vertical elevation change for every four feet of horizontal length. An applicant may employ an alternative design if the plans demonstrate that no runoff or erosion will occur.

6. The plans shall provide that all wiring and piping under a paved area that a vehicle may use, such as a parking area, driveway or roadway, will be installed inside a PVC conduit.
7. The plans shall provide that irrigation piping and irrigation devices that deliver water, such as sprinkler heads, shall be installed below grade if they are within 24 inches of a vehicle or pedestrian use area. The director may allow on-grade piping where landform constraints make below grade piping infeasible.
8. The plans shall provide that only low volume or subsurface irrigation shall be used to irrigate any vegetation within 24 inches of an impermeable surface unless the adjacent impermeable surfaces are designed and constructed to cause water to drain entirely into a landscaped area.
9. The irrigation system shall provide for the installation of a manual shutoff valve as close as possible to the water supply. Additional manual shutoff valves shall be installed between each zone of the irrigation system and the water supply.
10. The irrigation system shall provide that irrigation for any landscaped area will be regulated by an automatic irrigation controller.
11. The irrigation system shall be designed with a landscape irrigation efficiency necessary to meet the maximum applied water allowance.
12. The plans shall describe each automatic irrigation controller the system uses to regulate the irrigation schedule and whether it is a weather based system or moisture detection system. The plans shall depict the location of electrical service for the automatic irrigation controller or describe the use of batteries or solar power that will power valves or a smart controller.

(Ord. 4950 § 3, 2010)

17.195.270 Water efficient landscape worksheet.

The water efficient landscape worksheet shall be prepared by a licensed landscape architect, licensed civil engineer, licensed architect, or other landscape professional licensed by the state to prepare water efficient landscape worksheets, and shall be subject to the following requirements:

- A. A calculation for the Maximum Applied Water Allowance shall be provided as described in Section 17.195.300.
- B. A Hydrozone Information Table shall be completed that lists each hydrozone in the project landscape area. The table shall include the following information:
 1. The plant factor for each hydrozone shall be provided. Plant factors listed shall be from WUCOLS. The plant factor shall be 0.10 for very low water use plants, 0.30 for low water use plants, 0.50 for moderate water use plants and 0.80 for high water use plants. A landscape plan that mixes plants with different plant factors in the same hydrozone shall use the plant factor for the highest water using plant in that hydrozone.
 2. The irrigation method and irrigation efficiency for each hydrozone shall be provided. Irrigation efficiency shall be ~~0.810~~ ^{0.810} for micro-spray emitters, bubblers, and drip lines. Irrigation efficiency shall be ~~0.575~~ ^{0.575} for overhead spray ~~devices~~ ^{devices} (spray heads on risers), and irrigation efficiency shall be ~~0.70~~ ^{0.70} for rotor style irrigation.
 3. The area of each hydrozone shall be provided. Areas shall be expressed in square feet.
 4. The percentage of the total landscaped for each hydrozone shall be provided.

5. Each special landscaped area shall be identified on the worksheet and the area's water use calculated using a modified ETAF of 1.0.
 6. Temporarily irrigated areas shall be identified and shall be listed as low water use hydrozones. "Temporarily irrigated" as used in this chapter means that the plants will only be irrigated until they become established.
 7. All water features, including swimming pools and spas, shall be listed in the table as high water use hydrozones.
- C. A calculation for the Estimated Total Water Use shall be provided. The formula for calculating Estimated Total Water Use is based upon the formula provided in Section 17.195.310. (Ord. 4950 § 3, 2010)

17.195.280 Landscape grading plan.

The landscape grading plan shall be prepared by a California licensed civil engineer, licensed landscape architect, licensed architect, or other landscape professional licensed by the state to prepare landscape grading plans, and shall comply with following requirements:

- A. The grading on the project site shall be designed for the efficient use of water by minimizing soil erosion, runoff and water waste, resulting from precipitation and irrigation.
- B. The plan shall show the finished configurations and elevations of each landscaped area including the height of graded slopes, the drainage pattern, pad elevations, finish grade and any storm water retention improvements.
- C. The landscape grading plan does not meet the requirements for a grading and drainage plan as required by El Cajon Municipal Code, Section 15.64.020. However, a grading and drainage plan, which must be prepared by a California licensed civil engineer, may include a landscape grading plan as a component. (Ord. 4950 § 3, 2010)

17.195.290 Irrigation schedule.

The irrigation schedule shall be prepared by a licensed landscape architect, licensed civil engineer, licensed architect, or other landscape professional licensed by the state to prepare irrigation schedules, and shall provide the following information:

- A. A description of the automatic irrigation system that will be used for the project.
- B. The ETo data relied on to develop the irrigation schedule, including the source of the data.
- C. The time period when overhead irrigation will be scheduled and confirm that no overhead irrigation shall be used between 10:00 a.m. and 6:00 p.m.
- D. The parameters used for setting the irrigation system controller for watering times for:
 1. The plant establishment period.
 2. Established landscaping.
 3. Temporarily irrigated areas.
 4. Different seasons during the year.
- E. The consideration used for each station for the following factors:

1. The days between irrigation.
2. Station run time in minutes for each irrigation event, designed to avoid runoff.
3. Number of cycle starts required for each irrigation event, designed to avoid runoff.
4. Amount of water to be applied on a monthly basis.
5. The root depth setting.
6. The plant type setting.
7. The soil type.
8. The slope factor.
9. The shade factor.

(Ord. 4950 § 3, 2010)

17.195.300 Maximum applied water allowance (MAWA).

- A. A landscape project subject to this chapter shall not exceed the maximum applied water allowance. The maximum applied water allowance for a landscape project shall be determined by the following calculation:

$$\text{MAWA} = (\text{ETo})(0.62)[0.7 \times \text{LA} + 0.3 \times \text{SLA}]$$

- B. The abbreviations used in the maximum applied water allowance equation have the following meanings:
1. MAWA = Maximum Applied Water Allowance in gallons per year.
 2. ETo = Evapotranspiration in inches per year.
 3. 0.62 = Conversion factor to gallons per square foot.
 4. 0.7 = ET adjustment factor for plant factors and irrigation efficiency (ETAF).
 5. LA = Landscaped area includes special landscaped area in square feet.
 6. 0.3 = the additional ET adjustment factor for a special landscaped area (1.0 - 0.7 = 0.3)
 7. SLA = Portion of the landscaped area identified as a special landscaped area in square feet.

(Ord. 4950 § 3, 2010)

17.195.310 Estimated total water use (ETWU).

- A. An applicant for a project subject to this chapter shall calculate the estimated total water use for each landscaped area and the entire project using the following equation:
- B. The abbreviations used in the estimated total water use equation have the following meanings:
1. ETWU = Estimated total water use in gallons per year.
 2. ETo = Evapotranspiration in inches per year.
 3. 0.62 = Conversion factor to gallons per square foot.
 4. PF = Plant factor from WUCOLS.
 5. HA = Hydrozone Area in square feet. Each HA shall be classified based upon the data included in the landscape and irrigation plan as high, medium or low water use.

6. IE = Irrigation Efficiency of the irrigation method used in the hydrozone.
 7. SLA = Special landscaped area in square feet.
- C. The estimated total water use for a proposed project shall not exceed the maximum applied water allowance. (Ord. 4950 § 3, 2010)

17.195.320 Adjustment to the landscape area (LA) for non-vegetated areas.

Rock and stone or pervious design features, such as decomposed granite ground cover that are adjacent to a vegetated area may be included in the calculation of the maximum applied water allowance and estimated total water use provided the features are integrated into the design of the landscape area and the primary purpose of the feature is decorative. (Ord. 4950 § 3, 2010)

17.195.330 Certificate of completion.

- A. Prior to the issuance of a certificate of occupancy a person obtaining approval of a Landscape Documentation Package shall submit a signed Certificate of Completion, under penalty of perjury.
- B. The certificate shall include a statement, signed by the landscape professional of record, verifying that the landscaping and irrigation were installed as authorized by the approved landscape and irrigation plans, all approved soil amendments were implemented, the installed irrigation system is functioning as designed and approved, the irrigation control system was properly programmed in accordance with the irrigation schedule, and the person operating the system has received all required maintenance and irrigation plans.
- C. Where there have been significant changes to the landscape plans during the installation of landscaping or irrigation devices or irrigation system components, the professional of record for the landscape design shall submit "as built" plans that show the changes.
- D. The Certificate of Completion shall include an irrigation schedule that complies with Section 17.195.290, and that describes the irrigation times and water usage for the project.
- E. The Certificate of Completion shall include a landscaping and irrigation system maintenance schedule that complies with Section 17.195.340.
- F. The Certificate of Completion shall include a soil management report that complies with Section 17.195.250, if the applicant did not submit the report with the Landscape Documentation Package. (Ord. 4950 § 3, 2010)

17.195.340 Maintenance schedule.

- A. As part of the Certificate of Completion, a maintenance schedule shall be prepared for the approved landscaping and irrigation system. After director approval of the Certificate of Completion, a copy of the maintenance schedule shall be provided to the property owner. The schedule shall provide for:
 1. routine inspection to guard against runoff and erosion and to detect plant or irrigation system failure;
 2. replacement of dead, dying and diseased vegetation;
 3. eradication of invasive species;
 4. repairing the irrigation system and its components;

5. replenishing mulch;
 6. soil amendment when necessary to support and maintain healthy plant growth;
 7. fertilizing, pruning and weeding and maintaining turf areas;
 8. maintenance to avoid obstruction of motorists' view; and
 9. the schedule shall also identify who will be responsible for maintenance.
- B. After approval of a landscape documentation package and certificate of completion, the property owner is required to:
1. Maintain and operate the landscaping and irrigation system on the property consistent with the maximum applied water allowance.
 2. Maintain the irrigation system to meet or exceed irrigation efficiency necessary to meet maximum applied water allowance.
 3. Replace broken or malfunctioning irrigation system components with components of the same materials and specifications, their equivalent or better.
 4. Ensure that when vegetation is replaced, replacement plantings are representative of the hydrozone in which the plants were removed and are typical of the water use requirements of the plants removed, provided that the replaced vegetation does not result in mixing high water use plants with low water use plants in the same hydrozone.

(Ord. 4950 § 3, 2010)

17.195.350 Fees.

An applicant for a project subject to the requirements of this chapter shall include all fees established by the city council to cover the city's cost to review the Landscape Documentation Package, the Certificate of Completion, and the limited materials required for approval of landscaping at a cemetery. (Ord. 4950 § 3, 2010)

17.195.360 Enforcement.

The director shall administer and enforce the provisions of this chapter. The city council may delegate or enter into a contract with a local water purveyor or other qualified person to implement and administer any of the provisions of this chapter on behalf of the city. Penalties for water waste resulting from inefficient landscaping may be imposed in the form of monetary fines, the amount of which shall be determined by the city council based upon the magnitude, duration and/or frequency of the ordinance violation. (Ord. 4950 § 3, 2010)

Chapter 17.225

MISCELLANEOUS SPECIAL USES AND REGULATIONS

Sections:

- 17.225.010 Purpose.
- 17.225.020 Bed and breakfast establishments.
- 17.225.024 Card rooms – Non-gambling.
- 17.225.026 Drive-through facilities.
- 17.225.030 Family day care homes.
- 17.225.040 Garage sales.
- 17.225.050 Home occupations.
- 17.225.060 Kitchen facilities in hotels and motels.
- 17.225.070 ~~Massage parlors~~ establishments.
- 17.225.080 Mobile homes, temporary buildings used as offices.
- 17.225.090 Outdoor dining areas.
- 17.225.100 Resource recovery centers.
- 17.225.110 Roadside stand.
- 17.225.120 Satellite antennas.
- 17.225.130 Take-out restaurants.
- 17.225.140 Temporary construction buildings.
- 17.225.150 Temporary real estate office.
- 17.225.160 Temporary shade structures.
- 17.225.170 Trailer used as residence.
- 17.225.180 Transition service centers and emergency shelters.
- 17.225.190 Off-site outdoor automobile sales.
- 17.225.200 Alternative lending.
- 17.225.210 Tasting rooms.
- 17.225.220 Farmers markets.
- 17.225.230 Microbrewery.
- 17.225.240 Food trucks.

17.225.010 Purpose.

The purpose of this chapter to list regulations and development standards for special and/or unique land uses and facilities and under simplified headings. Because of their unique nature, the uses listed in this chapter shall be subject to special standards. (Ord. 4950 § 3, 2010)

17.225.020 Bed and breakfast establishments.

Bed and breakfast establishments as defined in Chapter 17.105 may be permitted in any residential zone subject to the granting of an administrative zoning permit processed in accordance with Chapter 17.40 of this title and compliance with the following development criteria:

- A. The residence shall have received a historical rating of “2” or higher as described in the SANDAG historical preservation survey of El Cajon dated November, 1985 and on file in the offices of the department of community development;

- H. One in which any equipment necessary to perform the home occupation on the premises must be kept in a pickup truck or van with a maximum capacity of one (1) ton or a trailer that can be towed by a truck or van;
- I. One which does not create a nuisance by reason of noise, dust, odor, vibration, fumes, smoke, electrical interference or similar conflicts with compatibility; and
- J. One for which a valid business license is obtained and annually renewed.
- K. Notwithstanding the above, any home occupation conducted by a disabled person or by a person for therapy and not deemed detrimental to the subject area may be permitted, provided the applicant's claim for handicap or therapy is supported by a written statement by a licensed medical doctor.
- L. Notwithstanding the above, a cottage food operation may be permitted to allow for the production and sale of cottage food products. A cottage food operator must obtain and maintain required permits from the County Department of Environmental Health in order to operate a cottage food home occupation business.
- M. Notwithstanding the above, any home occupation may be revoked by the director of community development upon the violation of any requirements of this title or any conditions of approval, unless the violation is corrected within five days of giving written notice thereof.
- N. Any decision of the director may be appealed to the planning commission for review pursuant to Chapter 17.30. (Ord. 5018 § 109, 2015)

17.225.060 Kitchen facilities in hotels and motels.

A maximum of 10 percent of the total number of hotel or motel units may contain kitchen facilities with any fractional total rounded down to the next lowest whole number. (Ord. 5018 § 111, 2015)

17.225.070 Message parlors establishments.

- A. Message services as an accessory use, as defined in Section 17.105.020 and 17.115.110, to a permitted primary use shall be permitted and not be subject to spatial requirements in subsections B and C included in this section.
- B. Message parlors establishments shall comply with all of the requirements provided in Chapter 5.40 of the El Cajon Municipal Code and shall be located pursuant to the following minimum proximity requirements:
 - 1. No message parlors establishments shall be located within 1,000 feet of any other massage parlor or adult entertainment establishment as defined in Section 17.45.040;
 - 2. No massage parlor shall be located within 500 feet of any residential zone; and
 - 3. No massage parlor shall be located within 600 feet of any parcel of land that contains any one or more of the following specific land uses:
 - a. Religious facility;
 - b. Courthouse;
 - c. Public playground/park/recreation area; or
 - d. School.

CB. Distance, without regard to intervening structures shall be:

1. A straight line measure from the closest exterior structural wall of any massage parlor to any other massage parlor, or adult entertainment establishment as defined in Section 17.45.040; and
2. A straight line measured from the closest exterior structural wall of any massage parlor and to the closest property line of a religious facility, courthouse, public playground/park/recreation area, school, or residential zone.

(Ord. 4950 § 3, 2010)

17.225.080 Mobile homes, temporary buildings used as offices.

An owner may use a trailer, mobile home or other temporary building or structure as a temporary business office, trade or business facility for a period of time and upon such reasonable conditions as approved by a temporary use permit pursuant to Chapter 17.75. No such trailer, mobile home, or structure shall be used as a permanent business or other permanent trade or business facility. (Ord. 4950 § 3, 2010)

17.225.090 Outdoor dining areas.

Outdoor dining areas are permitted in association with otherwise permitted and legally established eating and drinking establishments, subject to the following guidelines and subject to obtaining an administrative zoning permit for outdoor dining pursuant to Chapter 17.40. The total area dedicated to outdoor dining shall not exceed the area dedicated to indoor dining unless the planning commission authorizes a larger area through the granting of a conditional use permit. The outdoor dining area shall not be located in the public right-of-way, unless an encroachment permit is issued for the outdoor dining area by the department of public works. No additional parking is required for the outdoor dining area as long as the area dedicated to outdoor dining is less than the area dedicated to indoor dining. (Ord. 4984 § 78, 2013)

17.225.100 Resource recovery centers.

Resource recovery centers authorized by the California Beverage Container Recycling and Litter Reduction Act may be located in any commercial or industrial zone (except the Office-Professional zone) subject to the processing of a conditional use permit. This requirement shall not apply to the installation of reverse vending machines used for purposes of returning beverage containers. Resource recovery centers located in commercial zones shall be conducted within permanent enclosed structures. (Ord. 4968 § 77, 2011)

17.225.110 Roadside stand.

Farm products may be sold at roadside stands in the O-S, RS-40, and RS-20 zones, the design subject to the approval of an administrative zoning permit and provided the product is grown or produced on the same property. (Ord. 4950 § 3, 2010)

17.225.120 Satellite antennas.

- A. Building Permit Required. Prior to installation, a building permit shall be required for any satellite antenna (as defined in Chapter 17.105) that is:
1. Roof-mounted or otherwise mounted upon an existing or proposed structure regardless of the size of such antenna; or

- F. Electrical disturbance. No activity shall be permitted which causes electrical disturbances affecting the operation of any equipment located beyond the property line of such activity.
- G. Other performance quality. Other uses not specifically noted above are required to conform to performance standards as set forth by the following provisions:
 - 1. No use shall be undertaken or maintained unless it conforms to the regulations set forth in this section. No land or building shall be used or occupied in any manner so as to create any dangerous, injurious, noxious or otherwise objectionable fire, explosion or other hazard, noise or vibration, smoke, dust, odor, airborne sand, materials in suspension such as paint droplets or any other form of air pollution, heat, cold, dampness, electrical or other disturbance, glare, liquid or solid refuse or wastes, or other substance, condition or element in such a manner or in such an amount as to affect adversely the surrounding area or adjacent premises.
- H. Heating, Ventilation and Air Conditioning.
 - 1. All HVAC units must attenuate noise to acceptable levels through one of the following standards:
 - a. The HVAC must be kept a minimum of 30 feet from the property line; or,
 - b. The HVAC must be surrounded by walls or parapet walls that obstruct the line of sight to adjacent uses; or,
 - c. The HVAC must be kept in a mechanical room; or,
 - d. An alternative noise attenuation measure that would reduce the noise levels to less than the applicable noise level limits.
- I. Ground-Floor Transparency.
 - 1. All ground-floor windows shall be maintained transparent. If windows are to be obscured, no more than 15 percent of the window area may be obscured.

(Ord. 4968 § 18, 2011)

17.115.140 Procedure for applying performance standards.

- A. Purpose. The purpose of the performance standards procedure is to ensure that an objective, unbiased determination is made in those cases where there may be substantial doubt as to whether an individual land use or group of land uses comply with the performance standards of this chapter, and to formulate practical ways for the alleviation of such noncompliance.
- B. Determination of Compliance. Subsequent to a study of a proposed use, the director of community development may determine that there are reasonable grounds to believe that the proposed use may violate the performance standards set forth in this chapter and may initiate an investigation.
- C. Required Data. Following the initiation of an investigation, the director may require the owner or operator of any proposed use to submit such data and evidence as is needed to make an objective determination. Failure to submit data required by the director shall constitute grounds for denying a development or use permit for any use of land.

Omnibus Zoning Code Update

Summary of Revisions

Chapter - Title	Section	Revisions
Amendments - Initiation	17.20.020	Allow amendments to be initiated by City Council action by adding a subsection item "E"
AZP - Applicability	17.40.020	Allow façade modifications to buildings in the downtown area governed by Specific Plan No. 182 to the list of applicable projects that can be considered for an Administrative Zoning Permit (AZP)
SDP - Applicability	17.65.020	Change the threshold for a Site Development Permit (SDP) from three (3) to four (4) residential units
Definitions - Definitions	17.105.020	Eliminate the "martial arts facility" definition and include a reference to it as part of "Special Training and Schooling."
General Development Standards - Security Gates	17.130.225	Create standards for security gates
General Development Standards - Storage Space	17.130.255	Revise the requirement from a Conditional Use Permit (CUP) to a Minor Use Permit (MUP) for additional storage area without having to provide additional parking
Density Bonus for Affordable Housing Developments - Density bonus calculations, incentives, concessions, and location	17.220.050	Eliminate the requirement for a CUP for consistency with State Density Bonus law
PRD - Permitted uses	17.165.020	Change the reference to for keeping chickens under permitted uses from 17.225.065 to 17.205.065 for Planned Residential Developments (PRD)
Parking Standards - Residential Zone Parking Requirements	17.185.170	Insert "See Chapter..." in the Residential Parking Requirements Table for Planned Unit Developments (PUD) and PRD columns

Parking Standards - Residential Zone Parking Standards	17.185.170	Eliminate second family unit parking notes
Parking Standards - Residential Zone Parking Standards	17.185.170	Clarify the endnotes in the Residential Parking Requirements Table
Parking Standards - Residential Zone Parking Standards	17.185.170	Clarify the parking standards for the Multi-Family Residential 6,000 square feet zone by adding footnotes to indicate parking spaces
Parking Standards - Commercial Zone Parking Requirements	17.185.190	Add a general notes section to the commercial parking table that speaks to no additional requirement for parking for change of use
Signs - Electronic Message Display Signs	17.190.180	Change the permit requirement for an electronic message display sign from CUP to MUP
Signs - Signs permitted in multiple-family residential zones	17.190.250	Add a subsection indicating that the monument signs permitted in this section are subject to the Section 17.190.210.E.2. for location requirements
Density Bonus - Density bonus affordability and longevity	17.220.040	Replace references of "redevelopment and housing" to "community development"
Miscellaneous - Bed and breakfast establishments	17.225.020D	Revise subsection D to identify that the consideration of maximum guest rooms shall be established through an AZP instead of the CUP

Land Use Table - Residential		
Residential Zones - Residential Land Use Table	17.140.210	Allow beekeeping in the larger lot single-family residential zones
Land Use Table - Commercial		
Commercial Zones - Commercial Land Use Table	17.145.150	Allow Consumer Electronic and Repair in the C-M zone
Commercial Zones - Commercial Land Use Table	17.145.150	Eliminate Martial Arts Facility as a separate use category
Commercial Zones - Commercial Land Use Table	17.145.150	Eliminate Fortune tellers including palm readers, phrenologists, spiritual mediums, and mystics use category
Commercial Zones - Commercial Land Use Table	17.145.150	Allow Restaurants, Restaurant take-out only, and Restaurant with Alcoholic Beverage Production in Office-Professional zone
Commercial Zones - Commercial Land Use Table	17.145.150	Change the permit for Vehicle Storage Lot from CUP to MUP
Commercial Zones - Commercial Land Use Table	17.145.150	Change land use designation for Wireless Communication Facilities from "P" Permitted by Right to "S" for SDP
Commercial Zones - Commercial Land Use Table	17.145.150	Revise footnote 26 to specify that a card room can be located in a restaurant in the downtown area governed by Specific Plan No. 182
Land Use Table - Industrial		
Manufacturing Zone - Manufacturing	17.150.170	Allow the storage of limited explosives as ancillary to an authorized primary use

Zone Land Use Table		
Manufacturing Zone - Manufacturing Zone Land Use Table	17.150.170	Modify the required permit for Day Care Facility from CUP to MUP
Manufacturing Zone - Manufacturing Zone Land Use Table	17.150.170	Eliminate the use category of Detention facilities, jails and juvenile halls
Manufacturing Zone - Manufacturing Zone Land Use Table	17.150.170	Revise the footnote reference for Emergency Shelter from 9 to 8
Manufacturing Zone - Manufacturing Zone Land Use Table	17.150.170	Revise the "Marine Craft Service and Repair" category to read "Marine Craft Sales and Service"
Manufacturing Zone - Manufacturing Zone Land Use Table	17.150.170	Revise to include recreational vehicles under the "Truck Sales..." use category
Manufacturing Zone - Manufacturing Zone Land Use Table	17.150.170	Change the required permit for Vehicle Storage Lot from a CUP to MUP
Manufacturing Zone - Manufacturing Zone Land Use Table	17.150.170	Change land use designation for Wireless Communication Facilities from "P" Permitted by Right to "S" for SDP and add a footnote number 15 referencing pertinent section

Accessory and Junior Accessory Dwelling Units		
Residential Zone - Accessory and Junior Accessory Dwelling Units	17.140.180	Revise and clarify the Accessory Dwelling and Junior Accessory Dwelling Unit section
Beekeeping		
Residential Zone - Residential Land Use Table	17.140.210	Modify the Residential Land Use Table to allow beekeeping in the RS-40, RS-20 and Open Space zones
Open Space - Permitted Uses	17.155.020	Allow beekeeping in Open Space zone
Agriculture and Animals - Beekeeping	17.205.035	Add beekeeping standards section
Landscaping		
Water Efficient Landscaping- Intent and Purpose	17.195.010	Revise "Intent and Purpose" section: Revise note "f" by removing most of the sentence and replacing it with "...which are as effective at conserving water as the standards included in the California Model Water Efficient Land Use Ordinance (MWELo), contained in the California Code of Regulations, Title 23, Chapter 2.7."
Water Efficient Landscaping - Definitions	17.195.020	Revise the "Definitions" section - word addition and deletions
Water Efficient Landscaping - Applicability	17.195.030	Revise the "Applicability" section: Revise first sentence "A." -The requirements in this chapter are to provide landscaping improvements and to maintain those improvements. However, the following types of projects shall be subject to the additional permitting and water conservation requirements contained in this chapter for landscape document packages or the prescriptive compliance option. Delete Applicability sections 1-6 and replace with: 1. Any project that requires a building permit or discretionary permit and which includes the installation of 500 square feet or more of new irrigated landscaping.

		<p>2. Any project that requires a building permit or discretionary permit and includes the rehabilitation of 2,500 square feet or more of irrigated landscaping</p> <p>A cemetery under the limited requirements listed in Section 17.195.170</p>
Water Efficient Landscaping – Landscape approval and installation	17.195.040	<p>Revise the “Landscape Approval and Installation” section:</p> <p>Delete “A” & “B” Replace with “A” - A person applying for a building permit, site development plan, or a discretionary permit meeting or exceeding the thresholds described in Section 17.195.030A above, other than a cemetery</p>
Water Efficient Landscaping – Preparation of landscape and irrigation plans	17.195.070	<p>Revise the “Preparation of Landscape and Irrigation plans” section:</p> <p>Add who can prepare plans to “prepared by a California-licensed landscape architect, civil engineer, architect, or landscape contractor.”</p>
Water Efficient Landscaping – Irrigation system required	17.195.090	<p>Revise the “Irrigation system required” section:</p> <p>Replace “programmable” with “automatic” irrigation controller...</p>
Water Efficient Landscaping – Minimum landscape area requirements	17.195.100	<p>Revise the “Minimum landscape area requirements” section:</p> <p>Add to section “D” by adding a No. 3: A permanent method of irrigation shall be provided either in the form of an underground irrigation system or at least one (1) external hose bib to be located in front of the main building on the lot.</p>
Water Efficient Landscaping – General maintenance requirements	17.195.110	<p>Revise the “General Maintenance Requirements” section</p>
Water Efficient Landscaping – Landscaping adjacent to parking areas, streets, and driveways	17.195.130	<p>Revise the “Landscaping Adjacent to parking areas, streets & driveways” section</p>

Water Efficient Landscaping - Turf regulations	17.195.150	Revise the "Turf regulations" section: Delete "On a commercial, industrial, institutional or multi-family project"
Water Efficient Landscaping - Landscaping on slopes created by grading	17.195.160	Revise the "Landscaping on slopes created by grading" section
Water Efficient Landscaping - Planting and irrigation plans for an LDP	17.195.260	Revise the "Planting and irrigation plans for a landscape documentation package" section: Add to section "B" No. 11 - The plans shall indicate adequate soil volume for healthy plan growth
Water Efficient Landscaping - Water Efficient Landscape worksheet	17.195.270	Revise the "Water efficient landscape worksheet" section
Massage		
	5.40.030 5.40.100	Eliminate the word "buttocks" as the list of designated body parts which cannot be a part of massage services
	5.40.090	Remove references opaque covering only for "designated body parts."
	5.40.090	Remove the requirements for a shower or bathtub, including separate facilities for men and women
Title 5 and 17	Chapter 5 and 17	Change all references from "parlors" to "establishments"
Mixed-Use Overlay		
Residential Zones - Residential Land Use Table	17.140.210	Add reference to new Chapter 17.125.110 for Common Interest Developments
Parking Standards - Residential Zone Parking Requirements	17.185.170	Modify the Residential Zone Parking Requirements table for flexibility and clarity

General Land Use Regulations and Performance Standards - Performance Standards	17.115.130	Add considerations for ground-floor transparency
General Land Use Regulations and Performance Standards - Performance Standards	17.115.130	Add language for heat ventilation and air conditioning units

LEGAL/PUBLIC NOTICES

The East County Gazette is authorized to print official legal notices of all types including: Liens, Fictitious Business Names, Change of Name, Abandonment, Estate Sales, Auctions, Public Offerings, Court ordered publishing, etc. Call the East County Gazette at (619) 444-5774 for rates. The East County Gazette is a legally adjudicated newspaper of General Circulation in the City of El Cajon, State of California, County of San Diego. Legal No. GIE030790



CITY OF EL CAJON

NOTICE INVITING SEALED BIDS

PUBLIC PROJECT: Street Resurfacing/Pavement Preservation 2018 Bid No. 029-18 Engineering Job No. PW3622

BIDS MUST BE RECEIVED BEFORE: 2:00 p.m. on March 15, 2018

BIDS TO BE OPENED AT: 2:00 p.m. on March 15, 2018

PLACE OF RECEIPT OF BIDS: City Hall 1st Floor, Lobby Counter 200 Civic Center Way El Cajon, CA 92020

NOTICE IS HEREBY GIVEN that the City of El Cajon, California will receive sealed bids before the time and date set forth above, for the above project. All bids shall be made on the forms furnished by the City and shall be opened and publicly read aloud at the above stated time and place of bid receipt identified above.

Reference is made to the specifications and detailed drawings for said work, on file in the office of the City Engineer, in accordance with which said work shall be done. A copy of said specifications and the bid forms may be ordered or downloaded from the City website www.cityofelcajon.us or obtained at the office of the Purchasing Agent for a fee of \$7.00 (plus \$5.85 postage if mailing is requested). This amount is non-refundable.

A pre-bid conference will be held on March 5, 2018 at 10:00 a.m. at City Hall. Particulars relative to work requirements will be discussed. City of El Cajon Personnel involved in this project will be present to answer pertinent inquiries. Interested contractors are invited, but not required to attend.

The general prevailing wage rate of per diem wages, as determined by the Director of Industrial Relations (DIR), are available from the DIR website at www.dir.ca.gov/OPPL/Pwd. Any successful bidder who intends to use a craft or classification not shown on the general prevailing wage determinations may be required to pay the wage rate of the craft or classification most closely related to it as shown in the general determinations effective at the time of the call for bids.

All bids submitted shall be accompanied by a check made payable to the City of El Cajon, and certified by a responsible bank, in an amount which shall not be less than 10% of the amount of the bid, or by a surety bond for said amount and so payable, executed by a surety company authorized to do business in the State of California, and satisfactory to said City.

A performance bond and Labor and Material Bond, each in an amount equal to 100% of the contract price, shall be executed by the successful bidder within ten (10) days after the Notice of Award of Contract has been mailed. Securities or bank or savings and loan certificates of deposit may be substituted for any monies withheld to ensure performance of the contract, pursuant to Section 22300 of the California Public Contract Code.

Bids shall be delivered to the Purchasing Agent at the 1st floor, Lobby Counter of City Hall, 200 Civic Center Way, El Cajon, California 92020. At the time fixed for receiving bids, all bids will be publicly opened, examined and declared. The results of the bidding and the calculations of the bids will be reported to the City Council at a meeting subsequent to the date above set for the opening of bids.

The City Council reserves the right to reject any and all bids if it considers it necessary to do so for the public good, and may reject the

bid of any bidder who has been delinquent or unfaithful in any former contract with the City.

NOTE: No bid will be accepted from a Contractor who has not been licensed in accordance with the provisions of Division 3, Chapter 9, Section 7000 et. seq. of the Business and Professions Code.

A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5 of the Labor Code. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform the public work pursuant to Section 1725.5 of the Labor Code at the time the contract is awarded.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

/s/ Nahid Razi Purchasing Agent February 22, 2018

East County Gazette- GIE030790 02/22/18, 03/01/18

NOTICE OF PETITION TO ADMINISTER ESTATE OF VETA L. THOMPSON CASE NUMBER: 37-2018-0005588-PR-PW-CTL. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may be otherwise interested in the will or estate, or both of VETA L. THOMPSON. A PETITION FOR PROBATE has been filed by SUZANNE HARDEN in the Superior Court of California, County of San Diego. THE PETITION FOR PROBATE requests that SUZANNE HARDEN be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. The petition requests authority to administer the estate under the Independent Administration of Estates Act. This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action. The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING ON THE PETITION WILL BE HELD IN THIS COURT AS FOLLOWS: MARCH 13, 2018 IN DEPT 504 AT 11:00 AM LOCATED AT 1100 UNION STREET, SAN DIEGO, CA, 92101. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner: Law Office of Michele L. Snyder 3955 Falcon Street, San Diego, CA 92103 619-297-8330

The City Council reserves the right to reject any and all bids if it considers it necessary to do so for the public good, and may reject the



CITY OF EL CAJON

NOTICE OF PUBLIC HEARING

The El Cajon Planning Commission will hold a public hearing at 7:00 p.m., Tuesday, March 20, 2018 in City Council Chambers, 200 Civic Center Way, El Cajon, CA.

AMENDMENT OF EL CAJON MUNICIPAL CODE - ZONING CODE OMMIBUS UPDATE (CITYWIDE). This is a City-initiated proposal to amend Title 17 (Zoning) of the El Cajon Municipal Code to address the need for minor technical changes to improve clarity and consistency. The project proposes amendments to the City of El Cajon Zoning Code. The proposed amendments are to address the need for minor changes to provide clarification or correct inconsistencies as well as streamline permit processes. Edits to the text are primarily technical in nature. No development is authorized with this project.

Notable among the proposed changes are edits to the Zoning Code that include: elimination of obsolete land use categories; modifications to the land use tables to reduce permit review levels; modifications to the regulations for accessory dwelling units, massage establishments and landscaping pursuant to new state statutes and have generally no impact on surrounding uses.

The public is invited to attend and participate in this public hearing. The agenda report for this project will be available 72 hours prior to the meeting at http://cityofelcajon.us/your-government/city-meetings-with-agendas-and-minutes-all. To download a copy, click the current agenda - full version link, then the agenda file. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearings, but will be available at the Project Assistance Center counter upon request.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice or in written correspondence delivered to the Commission or Council at or prior to the public hearing. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact the Planning Group at (619) 441-1742. More information about planning and zoning in El Cajon is available at http://www.cityofelcajon.us/your-government/departments/community-development/planning-division.

If you have any questions, or wish any additional information, please contact Lorena Cordova at (619) 441-1539 or via email at lcordova@cityofelcajon.us and reference "Zoning Code Amendments" in the subject line. East County Gazette- GIE030790 03/01/18

FICTITIOUS BUSINESS NAME STATEMENT: NO. 2018-9003276 FICTITIOUS BUSINESS NAME(S): The Acai Addition Located At: 12473 Woodside Ave. Ste A, Lakeside, CA, 92040 This business is conducted by: Individual! The first day of business was: 02/05/2018 This business is hereby registered by the following: 1. LACEY RAE ALLEN 5515 SERRA OAK DR, LAKESIDE, CA, 92040 This statement was filed with Recorder/County Clerk of San Diego County on February 05, 2018 East County Gazette- GIE030790 2/15, 2/22, 3/1, 3/8, 2018

FILE YOUR LEGAL NOTICE WITH THE EAST COUNTY GAZETTE! GREAT PRICES! GREAT SERVICE! (619) 444-5774

CASE NUMBER 37-2017-00024234-CU-PO-CTL, SUMMONS CROSS-COMPLAINT (CITACION JUDICIAL-CONTRADEMANDANTE) NOTICE TO CROSS-DEFENDANT: (AVISO AL CONTRA-DEMANDADO): JESSICA LEIGH DACODI AND DOES 1 TO 20 INCLUSIVE. YOU ARE BEING SUED BY CROSS COMPLAINANT, LO ESTA DEMANDANDO EL CONTRA DEMANDANTE: MICHELLE E. CASH. NOTICE! YOU HAVE BEEN SUED. THIS COURT MAY DECIDE AGAINST YOU WITHOUT YOUR BEING HEARD UNLESS YOU RESPOND WITHIN 30 DAYS. READ THE INFORMATION BELOW. YOU HAVE 30 CALENDAR DAYS AFTER THIS SUMMONS AND LEGAL PAPERS ARE SERVED ON YOU TO FILE A WRITING RESPONSE TO THIS COURT AND HAVE A COPY SAVED ON THE PLAINTIFF. A LETTER OR PHONE CALL WILL NOT PROTECT YOU. YOUR WRITING RESPONSE MUST BE IN PROPER LEGAL FORM IF YOU WANT THE COURT TO HEAR YOUR CASE. THERE MAY BE A COURT FORM THAT YOU CAN USE FOR YOUR RESPONSE. YOU CAN FIND THESE COURT FORMS AND MORE INFORMATION AT THE CALIFORNIA COURTS ONLINE SELF-HELP CENTER (WWW.COURTSINFO.CA.GOV/SELPH). YOUR COURT LAWYER, OR THE COURTHOUSE NEAREST YOU, IF YOU CANNOT PAY THE FILING FEE, ASK THE COURT CLERK FOR A FEE WAIVER FORM. IF YOU DO NOT FILE YOUR RESPONSE ON TIME, YOU MAY LOSE THE CASE BY DEFAULT, AND YOUR WAGES, MONEY, AND PROPERTY MAY BE TAKEN WITHOUT FURTHER WARNING FROM THE COURT. THERE ARE OTHER LEGAL REQUIREMENTS. YOU MAY WANT TO CALL AN ATTORNEY RIGHT AWAY. IF YOU DO NOT KNOW AN ATTORNEY, YOU MAY WANT TO CALL AN ATTORNEY REFERRAL SERVICE. IF YOU CANNOT AFFORD AN ATTORNEY, YOU MAY BE ELIGIBLE FOR FREE LEGAL SERVICES FROM A NONPROFIT LEGAL SERVICES PROGRAM. YOU CAN LOCATE THESE NONPROFIT GROUPS AT THE CALIFORNIA LEGAL SERVICES WEB SITE (WWW.LAWHELP.CALIFORNIA.ORG), THE CALIFORNIA COURTS ONLINE SELF-HELP CENTER (WWW.COURTSINFO.CA.GOV/SELPH), OR BY CONTACTING YOUR LOCAL COURT OR COUNTY BAR ASSOCIATION. NOTE: THE COURT HAS A STATUTORY FEE FOR WAIVED FEES AND COSTS ON ANY SETTLEMENT OR ARBITRATION AWARD OF \$10,000 OR MORE IN A CIVIL CASE. THE COURT'S FEE MUST BE PAID BEFORE THE COURT WILL DISMISS THE CASE. THERE 30 DIAS DE CALENDARIO DESPUES DE QUE LE ENTREGUEN ESTA CITACION Y PAPELES LEGALES PARA PRESENTAR UNA RESPUESTA POR ESCRITO EN ESTA CORTE Y HACER QUE SE ENTREGUE UNA COPIA AL DEMANDANTE. UNA CARTA O UNA LLAMADA TELEFONICA NO LO PROTEGERA. SU RESPUESTA POR ESCRITO TIENE QUE ESTAR EN FORMATE LEGAL CORRECTO SI DESEA QUE PROCESEN SU CASO EN LA CORTE. ES POSIBLE QUE HAYA UN FORMULARIO QUE USTED PUEDE USAR PARA SU RESPUESTA. PUEDE ENCONTRAR ESTOS FORMULARIOS DE LA CORTE Y MAS INFORMACION EN EL CENTRO DE AYUDA DE LAS CORTES DE CALIFORNIA (WWW.SUCORTE.CA.GOV), EN LA BIBLIOTECA DE LEYES DE SU CONDADO O EN LA CORTE QUE LO QUEDA MAS CERCA. SI NO PUEDE PAGAR LA CUOTA DE PRESENTACION, PIDA AL SECRETARIO DE LA CORTE QUE LE DE EL FORMULARIO DE EXENCION DE PAGO DE CUOTAS. SI NO PRESENTA SU RESPUESTA A TIEMPO, PUEDE PERDER EL CASO POR DEFECTO Y SU SALARIO, DINERO Y BIENES SIN SU ADVERTENCIA. HAY OTROS REQUISITOS LEGALES. ES RECOMENDABLE QUE LLAME A UN ABOGADO INMEDIATAMENTE. SI NO CONOCE A UN ABOGADO, PUEDE LLAMAR A UN SERVICIO DE REMISION A ABOGADOS. SI NO PUEDE PAGAR A UN ABOGADO, ES POSIBLE QUE CUMPLA CON LOS REQUISITOS PARA OBTENER SERVICIOS LEGALES GRATUITOS DE UN PROGRAMA DE SERVICIOS LEGALES SIN FINES DE LUCRO. PUEDE ENCONTRAR ESTOS GRUPOS SIN FINES DE LUCRO EN EL SITIO WEB DE CALIFORNIA LEGAL SERVICES (WWW.LAWHELP.CALIFORNIA.ORG), EN EL CENTRO DE AYUDA DE LAS CORTES DE CALIFORNIA (WWW.COURTSINFO.CA.GOV/SELPH/ESPAÑOL) O PONIENDOSE EN CONTACTO CON LA CORTE O EL COLEGIO DE ABOGADOS LOCALES. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exactos por imponer un gravamen, sobre cualquier recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de detencion civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desecher el caso. El nombre y direccion de la corte es: (El nombre y direccion de la corte es): SAN DIEGO COUNTY SUPERIOR COURT 330 W. BROADWAY SAN DIEGO, CA, 92101 The name, address and telephone number of Cross-Complainant's attorney, or cross-complainant without an attorney is: (El nombre, la direccion y el numero de telefono del abogado del contra demandante, o del contra demandante que no tiene abogado, es):

PATRICK J. GIBBS, ESQ., BAR NO. 146673 FORD WALKER, HARGERTY & BEHAR ONE WORLD TRADE CENTER, 27TH FLOOR LONG BEACH, CALIFORNIA 90831-2700 (562)883-2500 Date: (Fecha) 10/04/2017. Clerk by (Secretario): R.DAY, Deputy (Adjunto) East County Gazette- GIE030790 MARCH 1, 8, 15, 22, 2018

FICTITIOUS BUSINESS NAME STATEMENT: NO. 2018-9003831 FICTITIOUS BUSINESS NAME(S): Julia's Cleaning Service Located At: 1326 Wendell Cutting Ct, El Cajon, CA, 92021 This business is conducted by: Individual The business has not yet started This business is hereby registered by the following: 1. JULIE MORRIS 1326 WENDELL CUTTING CT, EL CAJON, CA, 92021 This statement was filed with Recorder/County Clerk of San Diego County on February 09, 2018 East County Gazette- GIE030790 3/1, 3/8, 9/15, 3/22, 2018

FICTITIOUS BUSINESS NAME STATEMENT: NO. 2018-9003558 FICTITIOUS BUSINESS NAME(S): Pacific Real Estate Associates b/Rosson Realty Located At: 1651 E. Main St #209, El Cajon, CA, 92021 This business is conducted by: Corporation The first day of business was: 01/01/2012 This business is hereby registered by the following: 1. ROSSON REALTY & MORTGAGE SERVICES 1651 E. MAIN ST #209, EL CAJON, CA, 92021 This statement was filed with Recorder/County Clerk of San Diego County on February 07, 2018 East County Gazette- GIE030790 3/1, 3/8, 9/15, 3/22, 2018

FICTITIOUS BUSINESS NAME STATEMENT: NO. 2018-9003775 FICTITIOUS BUSINESS NAME(S): Santa Fe Acupuncture Located At: 9470 Cuyamaca St #120, Santee, CA, 92071 This business is conducted by: Individual The business has not yet started This business is hereby registered by the following: 1. MELISSA JANE MACRY 9337 EVERETT GENEVIEVE AVE, LAKESIDE, CA, 92040 This statement was filed with Recorder/County Clerk of San Diego County on February 09, 2018 East County Gazette- GIE030790 2/15, 2/22, 3/1, 3/8, 2018

FICTITIOUS BUSINESS NAME STATEMENT: NO. 2018-9003170 FICTITIOUS BUSINESS NAME(S): Ace Self Storage Located At: 7988 Miramar Road, San Diego, CA, 92126 This business is conducted by: Limited Partnership The business has not yet started This business is hereby registered by the following: 1. BRAD S. BAUER COMPANY, GS-GENERAL PARTNER 10035 PROSPECT AVENUE, #201, SANTEE, CA, 92071 This statement was filed with Recorder/County Clerk of San Diego County on February 02, 2018 East County Gazette- GIE030790 2/15, 2/22, 3/1, 3/8, 2018

FICTITIOUS BUSINESS NAME STATEMENT: NO. 2018-9002216 FICTITIOUS BUSINESS NAME(S): a) Jamul Wireless b) Mountain Empire Wireless c) East County Wireless d) Ramona Wireless Located At: 17461 Lyons Valley Road, Jamul, CA, 91935 This business is conducted by: A Corporation The first day of business was: 08/12/2013 This business is hereby registered by the following: 1. WOTUS, INC. 17461 LYONS VALLEY ROAD, JAMUL, CA, 91935 This statement was filed with Recorder/County Clerk of San Diego County on January 25, 2018 East County Gazette- GIE030790 2/15, 2/22, 3/1, 3/8, 2018

FICTITIOUS BUSINESS NAME STATEMENT: NO. 2018-9003739 FICTITIOUS BUSINESS NAME(S): Frankie M Design Located At: 1954 Parker Mountain Road, Chula Vista, CA, 91913 This business is conducted by: Corporation The first day of business was: 01/03/2018 This business is hereby registered by the following: 1. KORIANN STRATTON & DESIGN INC. 1954 PARKER MOUNTAIN ROAD, CHULA VISTA, CA, 91913 This statement was filed with Recorder/County Clerk of San Diego County on February 08, 2018 East County Gazette- GIE030790 2/15, 2/22, 3/1, 3/8, 2018

FICTITIOUS BUSINESS NAME STATEMENT: NO. 2018-9003153 FICTITIOUS BUSINESS NAME(S): Bank Mt Ho An Located At: 3195 Rosecrans Street, San Diego, CA, 92110 This business is conducted by: Married Couple The business has not yet started This business is hereby registered by the following: 1. DUYN NGUYEN 5495 PENNSYLVANIA LN, LA MESA, CA, 91942 2. PHUONG VO 5495 PENNSYLVANIA LN, LA MESA, CA, 91942 This statement was filed with Recorder/County Clerk of San Diego County on February 02, 2018 East County Gazette- GIE030790 2/22, 3/1, 3/8, 3/15, 2018

FICTITIOUS BUSINESS NAME STATEMENT: NO. 2018-9004052 FICTITIOUS BUSINESS NAME(S): County Window & Solar Cleaning Located At: 576 W Chase Ave, El Cajon, CA, 92020 This business is conducted by: Individual The business has not yet started This business is hereby registered by the following: 1. JASON DAVIS, Assoc. 576 W Chase Ave, EL CAJON, CA, 92020 This statement was filed with Recorder/County Clerk of San Diego County on February 13, 2018 East County Gazette- GIE030790 2/22, 3/1, 3/8, 3/15, 2018

FICTITIOUS BUSINESS NAME STATEMENT: NO. 2018-9004147 FICTITIOUS BUSINESS NAME(S): Jimmy's Waterworks Located At: 10329 Aquilla Dr., Lakeside, CA, 92040 This business is conducted by: Individual The first day of business was: 04/01/2015 This business is hereby registered by the following: 1. JAMES RAYMOND TAVERNESS JR. 10329 AQUILLA DR., LAKESIDE, CA, 92040 This statement was filed with Recorder/County Clerk of San Diego County on February 13, 2018 East County Gazette- GIE030790 2/22, 3/1, 3/8, 3/15, 2018

FICTITIOUS BUSINESS NAME STATEMENT: NO. 2018-9004047 FICTITIOUS BUSINESS NAME(S): San Diego Skin Specialist Located At: 1224 Broadway, El Cajon, CA, 92020 This business is conducted by: Individual The first day of business was: 02/01/2018 This business is hereby registered by the following: 1. SHARON NICOLE HANSEN 8314 RUSSELL DR, SANTEE, CA, 92071 This statement was filed with Recorder/County Clerk of San Diego County on February 01, 2018 East County Gazette- GIE030790 2/22, 3/1, 3/8, 3/15, 2018

FICTITIOUS BUSINESS NAME STATEMENT: NO. 2018-9004167 FICTITIOUS BUSINESS NAME(S): Al Haji Mobile Service Located At: 892 Friendly Cir, El Cajon, CA, 92021 This business is conducted by: Individual The business has not yet started This business is hereby registered by the following: 1. HADRA ALHAJRA 892 FRIENDLY CIR, EL CAJON, CA, 92021 This statement was filed with Recorder/County Clerk of San Diego County on February 13, 2018 East County Gazette- GIE030790 2/22, 3/1, 3/8, 3/15, 2018

FICTITIOUS BUSINESS NAME STATEMENT: NO. 2018-9003739 FICTITIOUS BUSINESS NAME(S): Frankie M Design Located At: 1954 Parker Mountain Road, Chula Vista, CA, 91913 This business is conducted by: Corporation The first day of business was: 01/03/2018 This business is hereby registered by the following: 1. KORIANN STRATTON & DESIGN INC. 1954 PARKER MOUNTAIN ROAD, CHULA VISTA, CA, 91913 This statement was filed with Recorder/County Clerk of San Diego County on February 08, 2018 East County Gazette- GIE030790 2/15, 2/22, 3/1, 3/8, 2018

PLANNING COMMISSION RESOLUTION NO. 10930

A RESOLUTION OF INTENT DIRECTING STAFF TO PREPARE FOR CONSIDERATION AN AMENDMENT TO TITLE 17 OF THE EL CAJON MUNICIPAL CODE FOR WATER EFFICIENT LANDSCAPING, MASSAGE ESTABLISHMENTS, AND ACCESSORY DWELLING UNITS TO COMPLY WITH NEW LEGISLATION AS WELL AS VARIOUS TECHNICAL CLEANUPS, REVISIONS, AND EDITS.

WHEREAS, Planning administers Title 17 (Zoning) of the El Cajon Municipal Code and in that capacity, tracks technical cleanups and identifies regulatory gaps for inclusion in an annual omnibus amendment of the Zoning Code; and

WHEREAS, the Zoning Code requires regular maintenance to ensure that it is consistent and effective in regulating the use and development of land in the City; and

WHEREAS, the Planning Commission considered the scope of work in the agenda report in addition to public testimony; and

WHEREAS, the El Cajon Planning Commission acknowledges that the 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.

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

An amendment to El Cajon Municipal Code Title 17 (Zoning) to consider revisions for water efficient landscaping, massage establishments, accessory dwelling units, and technical cleanups, clarifications and revisions thereto.

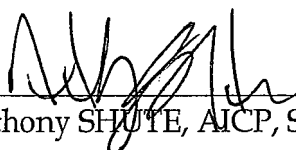
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held January 16, 2018, by the following vote:

AYES:	CIRCO, LONGORIA, MROZ, SOTTILE, TURCHIN
NOES:	NONE
ABSENT:	NONE



Darrin MROZ, Chairperson

ATTEST:



Anthony SHUTE, AICP, Secretary