



City of El Cajon

Planning Commission Agenda

Tuesday, April 2, 2019 Meeting

7:00 PM, Council Chambers

PAUL CIRCO, Chair
 ANTHONY SOTTILE, Vice Chair
 VERONICA LONGORIA
 DARRIN MROZ
 PHIL ORTIZ

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 19, 2019

PUBLIC HEARINGS

Agenda Item:	2
Project Name:	Deemed Approved Lodging Establishment Hotel and Motel Program
Request:	Workshop
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	No Action
Project Number(s):	Zoning Code Amendment No. 436
Location:	Citywide
Project Planner:	City of El Cajon – Planning
City Council Hearing Required?	No
Recommended Actions:	1. Workshop item. No action requested.

Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Friday, April 12, 2019 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:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Zoning Code Amendment No. 437
Location:	Citywide
Applicant:	City of El Cajon
Project Planner:	Spencer Hayes; shayes@cityofelcajon.us ; 619-441-1656 Alfonso Camacho; acamacho@cityofelcajon.us ; 619-4411782
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 resolution in order recommending City Council approval of proposed Zoning Code Amendment No. 437.

5. OTHER ITEMS FOR CONSIDERATION

Elections for Chair and Vice Chair

6. STAFF COMMUNICATIONS

Project Updates

7. COMMISSIONER REPORTS/COMMENTS

8. ADJOURNMENT

This Planning Commission meeting is adjourned to April 16, 2019 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, April 12, 2019 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.



MINUTES PLANNING COMMISSION MEETING MARCH 19, 2019

The meeting of the El Cajon Planning Commission was called to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.

COMMISSIONERS PRESENT: Paul CIRCO, Chair
Anthony SOTTILE, Vice Chair
Veronica LONGORIA
Darrin MROZ
Phil ORTIZ

COMMISSIONERS ABSENT: None

STAFF PRESENT: Melissa DEVINE, Senior Planner
Barbara LUCK, City Attorney
Lorena CORDOVA, Associate Planner
Ron Luis VALLES, Administrative Secretary

Chair CIRCO explained the mission of the Planning Commission and meeting procedures.

PUBLIC COMMENT:

There were no comments.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of February 5, 2019

Motion was made by MROZ, seconded by LONGORIA, to approve the February 5, 2019 minutes; carried 5-0.

PUBLIC HEARING ITEMS:

Agenda Item:	2
Project Name:	369 North Second Off-Sale Alcohol Sales
Request:	Terminate deemed approved status for off-sale alcohol sales
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	Terminate deemed approved status
Location:	369 North Second Street
Applicant:	City of El Cajon - Planning
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 terminating deemed approved status.

CORDOVA provided an update in a PowerPoint presentation. Staff was recommending that the Deemed Approved Status for Off-sale alcohol sales at 369 North Second Street be terminated.

No one spoke in favor or opposition.

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

Motion was made by SOTTILE, seconded by MROZ, to approve the proposed resolution terminating Deemed Approved Status for off-sale alcohol sales at 369 North Second Street in the C-G (General Commercial) zone, APN: 489-180-05, General Plan designation: General Commercial (CG); carried 5-0.

The appeal period for this item ends on Friday, March 29, 2019 at 5:00 p.m.

Agenda Item:	3
Project Name:	Downtown Master Plan Amendment
Request:	Amend sign provisions
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Specific Plan No. 182 Amendment
Location:	Downtown El Cajon
Project Planner:	Anthony Shute; 619-441-1742
City Council Hearing Required?	Yes March 26, 2019 at 3:00 p.m.
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 proposed amendment to Specific Plan (SP No. 182).

DEVINE provided the staff report in a PowerPoint presentation.

No speakers spoke in favor or opposition.

Motion was made by MROZ, seconded by SOTTILE, to approve the proposed and revised Planning Commission resolution recommending City Council approval of proposed amendments to Specific Plan No. 182 allowing for free-standing signs up to 20 feet high on qualifying development sites; carried 5-0.

This item has been joint-noticed for the City Council public hearing at 3:00 p.m., Tuesday, March 26, 2019, in the City Council Chambers, 200 Civic Center Way, El Cajon, California.

Agenda Item:	4	
Project Name:	Municipal Code Exemption	
Request:	Exempt City projects from the Zoning Code	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL	
Project Number(s):	Amendment to the Zoning Code No. 438	
Location:	Citywide	
Project Planner:	Anthony Shute; 619-441-1742	
City Council Hearing Required?	Yes	March 26, 2019 at 3:00 p.m.
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 proposed amendment to the Zoning Code 	

DEVINE provided a verbal staff report.

No speakers spoke in favor or opposition.

Commissioners expressed the following concerns about exempting city projects from the zoning code: the lack of transparency and noticing to the public, giving the city carte blanche on city projects, and the city not following the same laws that apply to citizens.

Motion was made by LONGORIA, seconded by MROZ, to DENY the proposed Planning Commission resolution recommending City Council approval of Zoning Code Amendment No. 438 that amends Title 17 by adding a new Section 17.35.070 exempting City projects from the Zoning Code and any applicable Specific Plan; carried 5-0.

Motion was made by CIRCO, seconded by MROZ, to APPROVE a Planning Commission resolution with alternative findings recommending City Council DENIAL of Zoning Code Amendment No. 438 that amends Title 17 by adding a new Section 17.35.070 exempting City projects from the Zoning Code and any applicable Specific Plan; carried 5-0.

This item has been joint-noticed for the City Council public hearing at 3:00 p.m., Tuesday, March 26, 2019, in the City Council Chambers, 200 Civic Center Way, El Cajon, California.

COMMUNICATIONS:

DEVINE provided an update of various projects in the City, including the SEARS property redevelopment, proposed PACE center at 875 El Cajon Boulevard, the proposed self-storage facility on Marshall Avenue, the upcoming motel/hotel workshop, the Climate Action Plan, and the Magnolia Performing Arts Center. ORTIZ presented highlights on the League of California Cities' Planning Commissioners Academy that he attended on March 6 – 8, 2019 in Long Beach, California. LONGORIA noted that she believes the Royal Place has over 400 people in their adult day care, and also noted concerns about the signs at Royal Sweets on Mollison. Code compliance staff will investigate.

ADJOURNMENT:

Motion was made by MROZ, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 7:59 p.m. this 19th day of March 2019 until 7:00 p.m., Tuesday, April 2, 2019; carried 5-0.

Paul CIRCO, Chair

ATTEST:

Melissa DEVINE, Secretary



City of El Cajon

Agenda Item:	2
Project Name:	Deemed Approved Lodging Establishment Hotel and Motel Program
Request:	Workshop
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	No action
Project Number(s):	Zoning Code Amendment No. 436
Location:	Citywide
Applicant:	City of El Cajon - Planning
Project Planner:	Melissa Devine, 619.441.1773, mdevine@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	1. Workshop item. No action requested

PROJECT DESCRIPTION

The draft deemed approved lodging establishment ordinance would confer deemed approved status on all existing motels and hotels (lodging establishments), require compliance with performance standards, and create a mechanism for the modification or revocation of deemed approved status for problem properties.

This is a workshop item. The Planning Commission’s input into the development of the ordinance is requested. The item will be brought forward to a public hearing in the near future.

BACKGROUND

Motels and Hotels

El Cajon has an inventory of 1,120 existing motel and hotel rooms and an additional 96 hotel rooms under construction. Most of the existing motels were built at a time when motor court and roadside motels were popular with travelers. In recent years, many of these motels have fallen into disuse as motels for travelers and are now often relied upon as a form of short- or long-term housing. The operational model for these motels has changed over time as well as the economics as many of these motels charge low daily rates.

Problem Motels

Over the past few years, there have been a number of incidents with motels that indicate that closer monitoring is needed to ensure that motels and hotels are maintained in a safe and habitable condition and operated responsibly.

- In 2014, the Valley Motel was referred to code compliance after a drug-related incident resulting in violence. The property was declared substandard and tenants immediately relocated due to severe pest issues and building and fire safety code violations.
- In 2015, the Ha’Penny Inn (now the Vista Pines Single Room Occupancy) was inspected after complaints and was found to have building and fire safety violations.
- In 2015, the Villa Embasadora Inn was inspected after a fire-related fatality and found to have building and fire safety violations. Motel rooms, which often lack kitchen facilities, are not intended for permanent residency. Rooms are being adapted for cooking and other uses which may pose fire safety risks or other hazards.
- In 2016, the Villa Serena motel was inspected after a police raid involving gang activity and safety and habitability issues were discovered.
- Currently, the Rodeway Inn is a source of gang-affiliated activity including drug use and sales, and prostitution. In the last four months, there have been eight crime reports and 18 arrests for weapons, drugs, stabbing, and parole and probation violations.

The City does not conduct regular inspections of motels or hotels with the exception of a general fire inspection. Any inspection would be the result of a complaint to the City about conditions at the property. Once a complaint has been made or issue discovered, these establishments are often found to be in such a degraded condition that a significant amount of rehabilitation work is needed to address these issues.

Demand on city resources

Lodging establishments make high demands on Police and Fire services as evidenced by the Calls for Service (CFS) generated by these properties. In 2018, motels and hotels had an average of 1.6 CFS per room. Most motels should be able to maintain a ratio of less than 1.0 CFS per room per year according to a U.S. Department of Justice Report¹. In 2018, 14 out of the 20 lodging establishments had a CFS ratio exceeding 1.0 and four of the 14 had a CFS over 2.0. The Rodeway Inn had the highest with 407 CFS and 3.6 CFS per room in 2018. In the past few years, there have been shootings, stabbings, rapes, a homicide, and a wanted homicide suspect taken into custody at the motel. High numbers of CFS

¹ Schmerler, Karin “Disorder at Budget Motels” 2005

may indicate that appropriate motel management practices may not be in place or could be improved to deter nuisance or criminal activities. Lodging establishments have higher numbers of CFS due to the transient nature of the population served. However, there are strategies and measures that can be taken to improve safety, security and minimize the number of problem guests. Property owners and managers can partner with the city to do their part in reducing criminal and nuisance activities.

Zoning Code Initiation

The Planning Commission initiated a zoning code amendment on February 20, 2018 directing staff to study and return with an ordinance establishing an operational permit program for motels and hotels. An internal working group was convened by Planning with representation by the Police Department, Building Official/Fire Marshall, City Attorney's office, and Finance Department. The aim of the group was to research and develop a draft ordinance to address the operations, maintenance, and physical condition of lodging establishments and create a process to address problem properties. The original intent was to develop an operational permit program similar to one enacted by the City of Chula Vista. The group met several times and also met with the Police Department and City Attorney's office in Chula Vista. After exploring the option, it was concluded that the permit program would require a significant amount of staff time and resources to monitor CFS monthly or quarterly and annually review each establishment to determine if a permit should be issued. In addition, feedback from motel stakeholders indicated that the annual permit program would introduce uncertainty in their business operations and the emphasis on CFS could deter individuals from making emergency calls.

An alternative deemed approved approach was identified based on an ordinance adopted by the City of Oakland in 1999, as well as on El Cajon's own deemed approved ordinance regarding off sale alcohol beverage businesses. Oakland's ordinance, which successfully withstood constitutional challenge, provided a guide for the proposed draft deemed approved lodging establishment ordinance.² This approach provides more certainty for responsible business owners, creates a level playing field by requiring all establishments to adhere to performance standards, and respects the City's limited resources.

DISCUSSION

In order to address the issues of maintenance and habitability, management and operations, and criminal and nuisance activity, there are three components of the proposed program: the continuation of the Crime Free Motel and Hotel Program, the deemed approved lodging establishment ordinance, and a regular inspection program.

² *Hotel and Motel Association of Oakland v. City of Oakland* (2003) 344 F.3d 959.

Crime Free Motel and Hotel Program

The Police Department maintains a crime free motel and hotel program, which is a critical component of encouraging responsible management practices. The Police Department offers regular trainings and assistance to property owners and managers on tenant screening, security measures, and procedures that may help to deter nuisance or criminal activities.

Proposed Deemed Approved Approach

The proposed ordinance would grant deemed approved status to all existing motels and hotels regardless of status and replace any legally nonconforming status with deemed approved status. The Zoning Code was amended in 2015 to require new motels and hotels to obtain a conditional use permit (CUP). Most lodging establishments do not operate under a CUP and consequently do not have conditions of approval or a permit to enforce. This deemed approved status would allow for each lodging establishment to continue operations in compliance with the performance standards set out in the draft ordinance, which address operations, registration requirements, security measures, minimum property standards, maintenance, nuisance activity, the payment of Transient Occupancy Tax and compliance with all building, fire, and housing codes.

The ordinance provides guidance for the conduct of inspections and the follow up when a complaint is made or violation is identified. These steps include investigation of a potential violation, a written notice of violation, and opportunity for the property or business owner to remedy the violation. In severe cases of unresolved violations constituting a nuisance where the property owner is unable or unwilling to resolve the violation, the Planning Commission could take action to suspend, modify, or revoke the deemed approved status at a public hearing. An action to suspend, modify or revoke would be appealable to the City Council. Once an establishment's deemed approved status is revoked, the business must cease operations. At any time during the violation proceeding, the property owner or business owner could apply for a CUP, which would allow for continued operations if approved prior to revocation of deemed approved status.

Coordinated Inspection Program

There is a need for a comprehensive inspection program to ensure each motel or hotel property is in compliance with the performance standards of the draft deemed approved ordinance. This inspection program may involve staff time and resources from Building and Fire Safety, Planning, Code Compliance, and the Police Department. The regular inspection program may take place on an annual basis or less frequently based on ongoing compliance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The workshop 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.

PUBLIC INPUT

City staff held a stakeholder workshop on May 17, 2018 to solicit feedback from motel and hotel property owners, managers, and other interested parties. Notices of the meeting were mailed to all property owners and to the physical address of each property. Approximately 20 stakeholders listened to a presentation from staff and then met at tables with city staff members for small group discussions. Staff heard concerns from stakeholders regarding: the uncertainty that an annual permit would introduce to business operations; the emphasis on calls for service and how that might deter responsible individuals from calling the police for legitimate reasons; the ongoing issues with transients; and the need for more police resources and better responses to calls. Stakeholders identified some of their major challenges as attracting quality clientele and the costs of doing business.

In response to the concerns, the deemed approved approach is proposed to provide more certainty in the process and the focus was shifted from CFS to the nuisance or criminal activity. CFS can still be used as a tool primarily as an indicator of a potential problem. However, it would not be the sole metric to be used to determine compliance with deemed approved performance standards.

The current draft of the deemed approved lodging establishment ordinance was mailed to all property owners and business address on March 15, 2019 with a letter inviting stakeholders to participate in the Planning Commission workshop.

RECOMMENDATION

No action is requested. City staff invites feedback from the Planning Commission and public on the draft ordinance.

PREPARED BY:



Melissa Devine
SENIOR PLANNER

APPROVED BY:



Anthony Shute
DIRECTOR OF COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Hotel and Motel Map
2. Resolution No. 10931 INITIATING the Zoning Code Amendment
3. Draft Deemed Approved Motel Ordinance

PLANNING COMMISSION RESOLUTION NO. 10931

A RESOLUTION OF INTENT DIRECTING STAFF TO PREPARE FOR
CONSIDERATION AN AMENDMENT TO TITLE 17 OF THE EL CAJON
MUNICIPAL CODE FOR A HOTEL AND MOTEL OPERATIONAL
PERMIT PROGRAM

WHEREAS, there is a pattern of problem motels in El Cajon with a history of substandard conditions; and

WHEREAS, motels and hotels in El Cajon have a fiscal and service level impact on city resources; and

WHEREAS, further monitoring and oversight of motels and hotels is needed to ensure that hotels and motels are operated and maintained in a safe and clean manner that discourages nuisance and criminal activity; and

WHEREAS, a motel and hotel operational permit and inspection program will improve the quality of the City's transient lodging, improve the conditions and operations of motels and hotels, and ensure compliance with building, fire and life safety, and zoning codes; 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 a motel and hotel operational permit program.

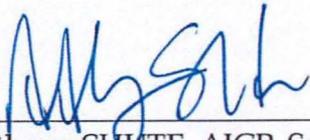
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held February 20, 2018, by the following vote:

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



Paul CIRCO, Vice Chair

ATTEST:



Anthony SOLUTE, AICP, Secretary

17.212.XXX Short Title

This chapter shall be known as the “Deemed Approved Lodging Establishment Ordinance”.

17.212.XXX Purpose

The purpose and intent of this chapter is to protect and promote the public health, safety, and welfare of employees and customers of lodging establishments and the community at large by conveying deemed approved status to all existing lodging establishments and requiring adherence to performance standards intended to prevent public nuisance. The objectives of this chapter are as follows:

- A. To improve and maintain the quality of the City’s transient lodging through the enforcement of minimum standards and the advancement of responsible operations of these establishments;
- B. To ensure that lodging establishments adhere to public health and safety standards and that guests are provided with safe and sanitary accommodations;
- C. To ensure that each establishment is operated safely in a manner that discourages nuisance and criminal activity;
- D. To provide ongoing monitoring of lodging establishment activities to ensure that the activities do not substantially change over time;
- E. To ensure that the operations of deemed approved lodging establishments are not a source of undue public nuisance or visual blight; and
- F. To protect surrounding residential, commercial, industrial, or civic areas and minimize the negative impact of nonconforming or incompatible uses.

This chapter confers deemed approved status on the effective date of this ordinance to all existing permitted, conditionally permitted and legal nonconforming lodging establishments, provides standards for the continued operations of these establishments, establishes grounds for termination of deemed approved status for establishments violating this chapter, and provides a hearing process to review the violations of these standards.

17.212.XXX Definitions

- A. **Deemed Approved Activity** means any existing permitted, conditionally permitted, or legal nonconforming lodging establishment activity. Such activity shall be considered a deemed approved activity effective date as long as it complies with the deemed approved performance standards established in this chapter.
- B. **Deemed Approved Status** means the permitted use of land for a deemed approved activity. Deemed approved status replaces legal nonconforming status for lodging establishment activities and remains in effect as long as it complies with the

deemed approved provisions and performance standards. Permitted or conditionally permitted status remains, and these lodging establishment activities are subject to the deemed approved performance standards to the extent that these standards are not already conditions of approval.

C. Lodging Establishment means an establishment that provides overnight accommodations regardless of the length of stay. This shall include hotels, motels, bed and breakfast establishments or any other temporary lodging establishments regardless of the length of stay of any guest or tenant. This does not include single-or multi-family residences, single room occupancy hotels, institutional or group care facilities, or group quarters.

D. Lodging Establishment Activity means the provision of overnight accommodations.

17.212.XXX Applicability

A. The Deemed Approved lodging establishment regulations shall apply to all legal nonconforming, conditionally, or otherwise permitted hotels, motels, or bed and breakfast establishments within the city. This shall apply to all hotels, motels, or businesses established as temporary lodging establishments regardless of the length of stay of any guest or tenant. This does not apply to residences where rooms are rented. This chapter applies to all lodging establishments as defined in 17.212.XX (definitions).

B. Whenever any regulation or law or condition of approval is more restrictive than these regulations, the more restrictive or higher standard shall control unless otherwise expressly described in this chapter.

17.212.XXX Deemed Approved Status

All lodging establishments that were legal nonconforming activities, conditionally or otherwise permitted immediately prior to the effective date of this Deemed Approved Lodging Establishment Ordinance shall automatically become Deemed Approved Lodging Activities as of the effective date of the Deemed Approved Lodging Establishment Ordinance and shall no longer be considered Legal Nonconforming Activities. Each such Deemed Approved Lodging Activity shall retain its Deemed Approved Status as long as it complies with the Deemed Approved Performance Standards in section 17.212.XXX.

17.212.XXX New, modified, or expanded lodging establishments

Except as otherwise provided in this chapter, no person shall establish a new lodging establishment, nor shall any person modify or expand an existing lodging establishment without first obtaining or amending a conditional use permit.

17.212.XXX Deemed Approved Performance Standards

A. Management operations

1. A staff person, caretaker or resident manager or other responsible person shall be available in person 24 hours per day at each lodging establishment in which there are twelve (12) or more rooms.
2. A caretaker or resident manager shall be available by phone 24 hours per day at each lodging establishment in which there are eleven (11) or fewer rooms.
3. The name, phone number, and address of the responsible person shall be posted conspicuously in an area that is generally available to the public and within each room where there is not a staff person available at a front desk 24 hours per day.
4. The telephone number and address for the City of El Cajon code compliance office shall be posted in each room and in a prominent location in the reception area.
5. No room shall be let more than once per calendar day.

B. Registration Requirements

1. Each lodging establishment shall maintain a register including the name, address, and birth date of each adult guest. The adult guest who registers for a room or rooms must identify by name each and every guest and all authorized or proposed occupants of such room or rooms.
2. The adult guest who registers for a room or rooms must provide to the operator valid picture identification. A government issued identification card, state driver's license or identification card or valid passport constitutes valid picture identification. The type of picture identification provided to the operator shall be noted in the register and include the document's identification number and the state or country of issuance.
3. The adult guest shall also include in the register information regarding any vehicles (including vehicle make and model, license plate number, and the state of issuance) to be parked on the premises.
4. Registration records shall be maintained and kept on file not less than ninety days from inscription and shall be available for reasonable inspection by city officials or any peace officer.

C. Security measures

1. Each guestroom shall be equipped with an operable dead bolt lock on the swinging entry door of the room.
2. Each connected door between two rooms that share a common wall shall be equipped with a dead bolt lock on both sides of the door.
3. All windows designed to be opened shall have an operable window security or locking device.
4. Each room shall have privacy coverings such as shades, draperies, or blinds on all windows

E. Minimum property standards

1. All common interior and exterior areas shall be maintained in a sanitary condition free of garbage and debris.
2. The property shall be maintained in accordance with El Cajon Municipal Code section 15.16.130 *Standards of maintenance and repair*.
3. Any graffiti shall be removed within 72 hours.
4. All parking lots, adjacent public sidewalks, walkways, and exterior areas shall be swept or cleaned regularly and maintained free of litter and debris.
5. Exterior lighting shall be provided and maintained in working order to adequately illuminate parking lots, walkways, and areas of public access.
6. All designated landscape areas shall be maintained with properly trimmed, fertilized, and watered living plant materials free of litter or debris.
7. Directional signs shall be posted as necessary to ensure that emergency personnel can find guest rooms.
8. All containers used for the storage of trash, garbage, or recycled materials and placed on the exterior of the building shall be kept locked and maintained in a sanitary condition.

F. Maintenance and Housekeeping

The Maintenance and housekeeping provisions shall apply to all lodging establishments which provide shelter, furniture, linens and housekeeping services within guest rooms and throughout the property. These provisions shall not apply to permanent residential facilities wherein the owner is responsible only for shelter but does not provide furniture, linens or housekeeping services.

1. Each guest room shall be maintained by regularly occurring maintenance and routine cleaning to provide a clean and sanitary space free from garbage, rodents, or vermin.
2. Housekeeping and cleaning services shall be provided at a minimum weekly and in between guests. Where housekeeping is provided on a weekly basis, guests must have access to additional clean linens and a dumpster or bin for emptying room trash cans on a daily basis or as needed.
3. Rooms with private bathrooms shall have a functioning toilet, sink, and shower or bathtub.
4. Hot and cold running water shall be provided for all plumbing facilities.
5. Room furnishings including mattresses and furniture shall be free of stains, holes, rips, or odors in excess of normal wear and tear.
6. Room linens, drapes, or blinds shall be free of stains, holes, rips or odors in excess of normal wear and tear.
7. Bathroom fixtures shall be maintained without significant cracks, chips, or stains. Bathroom facilities must be maintained in working order.
8. Carpeting or flooring, walls, and ceilings shall be free of stains, holes, cracks, chips, or odors in excess of normal wear and tear.

G. Nuisance activity

The deemed approved lodging establishment activities shall not result in nuisance activities on the property or contribute to nuisance activities in close proximity to the property. Nuisance activities may include, but are not limited to, disturbance of the peace, illegal drug activity, prostitution, drinking in public, harassment of passersby, gambling, trafficking in stolen goods, public urination, theft, assault, battery, vandalism, illegal parking, excessive noise, traffic violations, curfew violations, lewd conduct, or excessive police detentions or arrests.

H. Transient Occupancy Tax

In accordance with chapter 3.44 of title 3 of the El Cajon Municipal Code, each establishment must maintain records and remit transient occupancy tax to the city following the close of each calendar quarter.

- I. Each lodging establishment shall comply with all provisions of local, state or federal laws, regulations or orders, including without limitation, the Uniform Housing Code, Building Code, Fire Code, and all other provisions of the Municipal Code.

17.212.XXX Right of inspection

A. The City shall conduct regular inspections of all businesses subject to the regulations specified in this chapter. The City Manager or designee is authorized to allow the acceptance of satisfactory ratings conferred by recognized, independent agencies in lieu of a City inspection, provided that the independent inspection is based upon performance and facility standards equal to or in excess of the standards commemorated in this chapter.

B. The officials responsible for enforcement of the El Cajon Municipal Code or other ordinances of the city or their duly authorized representatives may enter on any site or into any structure open to the public for the purpose of investigation provided they shall do so in a reasonable manner whenever they have cause to suspect a violation of any provision of this ordinance or whenever necessary to the investigation of violations to the conditions of approval, operational standards, or deemed approved performance standards prescribed in these regulations.

C. Upon a showing of probable cause by the officials responsible for enforcement of the El Cajon Municipal Code, the officials responsible for enforcement shall request of the owner or agent and the occupant, permission to inspect the rooms and facilities, and/or the production of guest registers and other records necessary to determine compliance with all applicable regulations, including but not limited to building, fire, health, occupancy, and zoning codes, and to verify collection and payment to the City of all taxes owed.

D. If an owner, occupant or agent refuses permission to enter, inspect or investigate, premises, including guest registers, which are not open to the public, the officials or their representatives may seek an inspection warrant under the provisions of California Code of Civil Procedure section 1822.50 et seq. All such inspections shall be conducted in compliance with the Fourth Amendment to the United States Constitution.

17.212.XXX Violation of Performance Standards

As a result of an inspection or upon the city's receipt of a complaint from the public, police department, city official or any other interested person that a deemed approved lodging establishment activity is in violation of the operational standards set forth in this chapter, the following procedure shall be followed:

A. An enforcement officer shall assess the nature of the complaint and its validity by conducting an on-site observation and inspection of the premises to assess the activity's compliance with operational standards and/or conditions of approval.

B. If the enforcement officer determines that the activity is in violation of the operational standards, the enforcement officer shall give written notice of the violation to the owner and/or operator of the establishment and seek to remedy the violation under the city's administrative citation procedures contained in Chapter 1.14 of this code. The first notice of violation shall be given in accordance with Section 1.14.040 of this code. If, however, the enforcement officer, in his or her sole discretion, determines that the violation is not capable of correction, presents a serious threat to public health or safety, or otherwise warrants expedited action, he or she may in lieu of following the administrative citation procedure, refer the matter directly to the planning commission for a hearing at which the establishment's deemed approved status may be suspended, modified or revoked.

C. Any administrative citation issued under this section shall be issued, processed, and enforced in compliance with all of the provisions of Chapter 1.14 of this code, unless otherwise expressly provided by this chapter. If the owner or operator receiving an administrative citation contests the citation and a hearing is held pursuant to Chapter 1.14, the hearing officer may, in addition to exercising all powers designated in Chapter 1.14, make a recommendation to the planning commission to suspend, modify or revoke the establishment's deemed approved status if in the judgment of the hearing officer, based upon information then before him or her, such action is necessary to ensure compliance with this chapter.

D. If a hearing before the planning commission is conducted on a potential violation in the manner prescribed in Chapter 17.12, it shall determine whether the activity is in compliance with the operational standards. Based on this determination, the planning commission may suspend, modify or revoke the activity's deemed approved status. In reaching a determination as to whether a use has violated the operational standards, or as to the appropriateness of suspending, modifying, or revoking of a conditional use permit, or the imposition of additional or amended conditions on a use, the planning commission may consider the following:

1. The length of time the activity has been out of compliance with the operational standards.
2. The impact of the violation of the operational standards on the community.
3. Any information regarding efforts to remedy the violation of the operational standards.

E. "Efforts to Remedy" shall include, but are not limited to:

1. Timely calls to the police department that are placed by the owner and/or operator of the establishment, his or her employees, or agents.
2. Requesting that those persons engaging in activities causing violations of the operational standards and/or conditions of approval cease those activities, unless

the owner or operator of the activity, or his or her employees or agents feels that their personal safety would be threatened in making that request.

3. Making improvements to the establishment's property or operations to address performance standards.

F. If in the judgment of the planning commission, the operations of the owner or operator of the establishment constitute a nuisance, the owner or operator is unable or unwilling to abate the nuisance, and the nuisance is shown to be a threat to the public health and safety of the surrounding neighborhood, the planning commission may suspend, modify, or revoke the activity's deemed approved status. All determinations, decisions, and conditions made or imposed regarding the use of an activity shall run with the land.

G. The decision of the planning commission shall be final and conclusive, unless appealed in writing to the city council within 10 days of planning commission action.

H. At any time during a violation proceeding or after revocation of a lodging establishment's deemed approved status, the property owner or an applicant with the property owner's consent may apply for a conditional use permit.

17.212.XXX Public hearing by planning commission

The planning commission may conduct public hearings and make determinations on whether lodging establishments are in compliance with conditions of approval or deemed approved performance standards prescribed in these regulations, and may modify, suspend or revoke an establishment's conditional use permit or deemed approved status in order to obtain the compliance of the particular establishment with the provisions of this chapter. This section is not intended to restrict the powers and duties otherwise pertaining to other city officers or bodies in the field of monitoring and ensuring the harmony of lodging establishment activities in the city. The planning commission shall have the powers and duties assigned to them by the El Cajon Municipal Code and by this chapter.

17.212.XXX Grounds for deemed approved status suspension, revocation or termination

A lodging establishment's deemed approved status may be suspended, modified or revoked by the planning commission after holding a public hearing in the manner prescribed in chapter 17.25 for failure to comply with the performance standards set forth in section 17.212.XX. Notice of such hearing by the planning commission at which it will consider the modification, suspension or revocation of an establishment's deemed approved status shall be in writing and state the grounds therefore. Notice shall be mailed by first-class mail and certified mail return receipt requested at least 10 days before the date of the hearing.

17.212.XXX Deemed approved status revocation

Upon revocation of a lodging establishment's deemed approved status, the planning commission may choose to impose additional conditions of approval on the use or may proceed to revoke the conditional use permit in accordance with section 17.35.030. Upon revocation of a lodging establishment's deemed approved status, the lodging establishment activity must cease any and all lodging establishment activity until the property owner has applied for and received approval of a conditional use permit.

17.212.XXX Appeal from suspension, modification or revocation of deemed approved status

Any applicant or other person aggrieved by a decision of the planning commission to suspend, modify or revoke a lodging establishment's deemed approved status or conditional use permit pursuant to this chapter may appeal the decision to the city council pursuant to Chapter 17.30 of this code.

17.212.XXX Notification to owners of lodging establishments conducting deemed approved activities

The City shall notify the owner and/or operator of a lodging establishment of the activity's deemed approved status. The notice shall be sent by first-class mail and certified mail return receipt requested to the address shown on the city business license and any property owner at the address shown on the county assessor's property tax assessment records and shall include a copy of the performance standards in this chapter. This notice shall also provide that the activity is required to comply with all performance standards, and that the activity is required to comply with all other aspects of the deemed approved regulations. Should the notice be returned, then the notice shall be sent via regular mail. Failure of any person to receive notice given pursuant to this chapter shall not affect the deemed approved status of the activity.

17.212.XXX Violations and Penalties

- A. Any person violating any of the provisions of this chapter or who causes or permits another person to violate any provision of this chapter may be charged with either an infraction or a misdemeanor, and shall be subject to the provisions of the general penalty clause as set forth in Section 1.24.010 of this code.
- B. In addition to the penalties provided in this section, any use or condition caused or permitted to exist in violation of any of the provisions of these regulations shall be and is declared to be a public nuisance and may be abated as such by the City.
- C. Nothing in this chapter shall be construed to prevent the city of El Cajon from pursuing any and all other legal remedies that may be available, including but not limited to civil actions filed by the city attorney seeking any and all appropriate relief such as civil injunctions and penalties.

17.212.XXX Severability

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The city council hereby declares that it would have adopted the ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, or phrases may be declared invalid.



Community Development Department
PLANNING COMMISSION AGENDA REPORT

City of El Cajon

Agenda Item:	3
Project Name:	Zoning Code Omnibus Update
Request:	Zoning Code Amendment
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number:	Zoning Code Amendment No. 437
Location:	Citywide
Applicant:	City of El Cajon
Project Manager(s):	Spencer Hayes; shayes@cityofelcajon.us ; 619-441-1656 Alfonso Camacho; acamacho@cityofelcajon.us ; 619-4411782
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 resolution in order recommending City Council approval of proposed Zoning Code Amendment No. 437.

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. At this time, staff is proposing a list of changes compiled through the course of last year including: modifications to accessory structure standards, modifications to single-family review procedures, modified standards for the keeping of ordinary pets, clarification in regulations for accessory dwelling units (ADUs), establishment of standards for outdoor dining, modified standards and process for freestanding wireless communication facilities, modified standards and process for on-sale alcoholic beverage establishments, change in process for the creation of new panhandle lots within the RS-6 zone, and modified land use tables for consistency.

BACKGROUND

Zoning Code Cleanup, Clarifications and Revisions

The Zoning Code was comprehensively revised and reorganized in 2010. Since then, substantive changes and minor technical clean-ups have occurred in 2011, 2013, 2014, 2015, and 2017. The most recent changes have addressed newly enacted legislation such

as accessory dwelling units and 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

Accessory Dwelling Units

Section 17.140.180 of the Zoning Code regulates accessory and junior accessory dwelling units. Staff is proposing minor changes and rearrangement of regulations to eliminate ambiguity in regard to parking, separation distance between habitable structures, and size requirements for ADUs.

Playgrounds and Parks

Parks, playgrounds and amateur sports fields, public or private are currently identified in the commercial land use table of the Zoning Code and require a conditional use permit (CUP). Staff is proposing to separate this use category into two uses with parks and playgrounds (public or private) permitted by right, and amateur sports fields requiring a minor use permit (MUP).

In the residential land use table, parks and playgrounds (public or private) would also be permitted by right, rather than CUP, consistent with the commercial land use table.

Accessory Structures

Section 17.140.120 of the Zoning Code regulates accessory structures in residential zones. Currently, a maximum 20-foot tall structure can be erected with a minimum three (3) foot setback from rear and side yard property lines. There is currently no size limit for an accessory structure, except as required by lot coverage. Based on discussion at the Planning Commission workshop for accessory structures on February 19, 2019, the Planning Commission wanted to address potential two-story, large accessory structures in close proximity to property lines.

The proposed modifications would allow for accessory structures, not greater than 12 feet in height, to be constructed at the same three (3) foot side and rear yard setback. Structures greater than 12 feet in height would observe a minimum five (5) foot setback; this standard parallels the setback requirements of a new, detached accessory dwelling unit. Further, the proposed regulations create consistency, should that accessory structure be converted to an accessory dwelling unit at a later date.

Proposed changes also require approval of a minor use permit, in conformance with Chapter 17.58 of the Zoning Code, for an accessory structure exceeding a footprint of 1,200 square feet. 1,200 square feet is approximately equivalent to a six (6) car garage or spacious RV garage. This will allow for review of large accessory structures for compatibility with surrounding properties and uses.

Single-family Dwelling Review Procedures

The single-family dwelling review procedures currently require that all home additions and accessory structures larger than 120 square feet be “designed and constructed to be architecturally and aesthetically compatible with the existing dwelling.” The application of this section has limited opportunities for certain finish materials, such as metal, and has proven to be ambiguous.

Based on discussion at the Planning Commission workshop for accessory structures, held February 19, 2019, the proposed revisions of section 17.140.170 include some objective standards for single-family dwelling reviews. Proposed standards include items such as: requiring painted surfaces, weather-resistant enamel finishes or finished materials which are non-reflective; requiring architectural design features to be present on all elevations; and breaking up large blank wall planes with both architectural design features or architectural relief or projection. The proposed standards help eliminate ambiguity and provide increased flexibility in architectural design and materials while also maintaining a minimum threshold for structure aesthetics.

Deviations from the objective standards are proposed to require approval of an administrative zoning permit, rather than the appeal of a Director Determination process currently stipulated in Zoning Code.

Outdoor Dining Areas

Section 17.225.090 of the Zoning Code regulates outdoor dining areas in association with otherwise permitted and legally established eating and drinking establishments subject to obtaining an administrative zoning permit (AZP). Staff is proposing outdoor dining areas be permitted by right without the requirement of an AZP, subject to a meeting a list of proposed standards. Any deviation of the proposed standards would require an AZP. This does not include sidewalk dining areas located in the public right-of-way which are also subject to an encroachment permit and conditional use permit.

New On-sale Alcohol Establishments within the Regional Commercial (C-R) Zone

Chapter 17.210 of the Zoning Code requires new on-sale alcohol establishments to obtain a conditional use permit (CUP) and satisfy all pertinent conditions prior to any alcoholic beverage sales activity. The regional commercial (C-R) zone is intended to accommodate community and regional commercial centers that typically serve large areas of the city – such as Parkway Plaza (regional shopping mall) and have little proximity to residential neighborhoods. Staff is proposing to instead require a minor use permit (MUP) for establishments within the regional commercial (C-R) zone, for future on-sale beer and wine establishments. The same required findings shall be made before approval, the difference is the decision would be made by the Director of Community Development and not require a public hearing by the Planning Commission. This proposal is consistent with the Planning Commission’s action on the Hampton Inn project where on-sale beer and wine is allowed by MUP.

Freestanding Wireless Communications Facilities

Section 17.245.080 of the Zoning Code requires approval of a specific plan (SP) for freestanding wireless communications facilities which exceed the maximum building height of the underlying zone. Due to current application trends, coverage needs, and community and emergency service access, staff is proposing freestanding facilities not exceeding 70 feet in height to be permitted by conditional use permit (CUP), subject to the same stealth design standard which currently regulate all freestanding wireless facilities. CUPs will still go before the Planning Commission but as a discretionary permit instead of an ordinance.

Keeping of Ordinary Pets

Zoning Code section 17.205.030 regulates the keeping of ordinary household pets. Currently, the Zoning Code allows for no more than two (2) adult dogs and two (2) adult cats per dwelling, with a third dog or cat permissible via approval of an administrative zoning permit. Proposed changes would allow for any combination of up to four (4) adult dogs and cats per dwelling, without requiring a land use permit. This does not increase the total number of ordinary pets allowed, but provides residence more flexibility in the type of pet. This is proposed due to an increase in licensing request to Animal Control and Planning in recent months. The addition of a fifth (5th) adult dog would require approval of an administrative zoning permit.

Commercial Zone Parking Requirements for Restaurants

The Commercial Zone Parking Requirements table, section 17.185.190 of the Zoning Code, establishes that restaurants, cocktail lounges, and similar eating and drinking establishments require one (1) space per 100 square feet of gross floor area, except in shopping centers over two (2) acres in size where the parking requirement is the same for as other general commercial uses. This restricts restaurants from locating at many existing and available commercial buildings, and therefore staff is proposing that no additional off-street parking be required for restaurants or outdoor dining as a change of use in an existing commercial building. This is in order to be analogous with the regulations within the Transit District Specific Plan (TDSP) and Downtown Specific Plan (SP No. 182).

Panhandle Lots within the RS-6 Zone

Table 17.140.060 of the Zoning Code specifies minimum dimensions for the creation of new lots within the residential zones and requires the approval of a specific plan (SP) for the creation of a panhandle (flag) lot within the Residential, Single-family, 6,000 square foot (RS-6) zone. To help streamline the production of housing, staff is proposing to remove the requirement of an SP for new panhandle lots within the RS-6 zone. The creation of such lots would still require an appropriate map action (tentative parcel map or tentative subdivision map), review for conformance with subdivision and zoning regulations, and a final map recordation.

Summary

The proposed amendments to this year's Omnibus Update incorporate minor technical edits, modifications for clarity and consistency, and regulatory revisions to address ambiguity and streamline development processes. The items discussed above are the majority of the proposed 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 implementing reforms to reduce governmental constraints to the development of housing. Further, pursuant to Goal 10, the city "shall periodically revise its regulatory codes, ordinances and policies so that they may reflect current, upgraded standards of development and performance." The proposed changes ensure clarity and eliminate existing ambiguities within Zoning Code.

- 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 removal of governmental constraints to the provision of housing is required as part of the Housing Element implementation, and to maintain compliance with State law, and to ensure that adequate housing is provided. Further, the proposed changes provide clarity, consistency, and objective standards for new development, and overall, help streamline multiple development review processes.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed Zoning Code Amendment No. 437 is exempt from the provisions of the California Environmental Quality Act (CEQA) according to the common sense exemption (CEQA Guidelines, section 15061(b)(3)). The common sense exemption applies where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed amendment does not result in any development or changes to the physical environment and does not raise this project to a level of significance that warrants CEQA analysis.

PUBLIC NOTICE & INPUT

Notice of this public hearing was published in the East County Gazette on March 14, 2019 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 recommends approval of Zoning Code Amendment No. 437 to address non-substantive technical cleanups in the land use regulations and some regulatory changes that staff has identified to fill gaps in current regulations and to provide clarity in the application of the Zoning Code.

PREPARED BY:



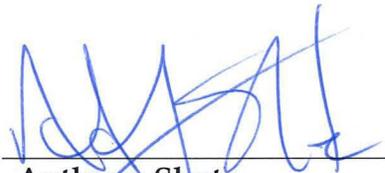
**Spencer Hayes &
Alfonso
Camacho
ASSISTANT
PLANNERS**

REVIEWED BY:



**Melissa Devine
SENIOR
PLANNER**

APPROVED BY:



**Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT**

ATTACHMENTS

1. Proposed Resolution Recommending City Council Approval of Zoning Code Amendment No. 437
Exhibit A: Proposed Draft Zoning Code Excerpts
2. Summary and Description of Zoning Code Revisions
3. Public Hearing Notice
4. Planning Commission Resolution No. 10968 Initiating Zoning Code Amendment

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF ZONING CODE AMENDMENT NO. 437.

WHEREAS, on February 19, 2019, the Planning Commission adopted Resolution No. 10968 initiating an amendment to the Zoning Code with overall changes for minor technical edits, modifications for clarity and consistency, and regulatory revisions to address ambiguity and streamline development processes; 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 modifications needed to improve clarity, consistency, and application of the Zoning Code; and,

WHEREAS, the residential and commercial land use tables have been updated to reduce permit levels to facilitate investment in land use and site developments; and,

WHEREAS, the accessory and junior accessory dwelling unit regulations have been updated to eliminate ambiguity; and,

WHEREAS, the accessory structure review procedures have been modified to include objective design standards and greater flexibility in exterior material choices; and,

WHEREAS, accessory structure setbacks and height regulations have been modified to address structures near property lines and to require a minor use permit for large accessory structures; and,

WHEREAS, the process to create a new panhandle parcel within the Residential, Single-family, 6,000 square foot zone no longer requires approval of a specific plan; and,

WHEREAS, on-sale alcoholic beverage sales processes have been modified for streamlining of permitting and clarity in the C-R zone only; and,

WHEREAS, new standards are established for outdoor dining on private property in association with bona fide eating and drinking establishments; and,

WHEREAS, modified standards and processes allow for freestanding wireless communication facilities, up to 70 feet in height, by conditional use permit; and,

Proposed Planning Commission Resolution

WHEREAS, regulations for the keeping of ordinary household pets has been updated to allow for increased flexibility in the number of adult pets per dwelling; and,

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on April 2, 2019, to consider Zoning Code Amendment No. 437 to improve clarity and consistency in the Zoning Code; and,

WHEREAS, the El Cajon Planning Commission considered the proposed CEQA common sense exemption in accordance with the California Environmental Quality Act Guidelines section 15061(b)(3) for the proposed project; and,

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 implementing reforms to reduce governmental constraints to the development of housing. Further, pursuant to Goal 10, the city "shall periodically revise its regulatory codes, ordinances and policies so that they may reflect current, upgraded standards of development and performance." The proposed changes ensure clarity and eliminate existing ambiguities within Zoning Code.
- 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 removal of governmental constraints to the provision of housing is required as part of the Housing Element implementation, and to maintain compliance with State law, and to ensure that adequate housing is provided. Further, the proposed changes provide clarity, consistency, and objective standards for new development, and overall, help streamline multiple development review processes.

WHEREAS, after considering such evidence and facts the Planning Commission did consider Zoning Code Amendment No. 437 as presented at its 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 Zoning Code Amendment No. 437.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Zoning Code Amendment No. 437 included as Exhibit A.

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Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held April 2, 2019, by the following vote:

- AYES:
- NOES:
- ABSENT:

Paul CIRCO, Chair

ATTEST:

Melissa Devine, Secretary

Title 17
ZONING

Chapter 17.10

Administration, Interpretation, and Enforcement

17.10.010 Administration, interpretation, and enforcement.

The director of community development (director), or his or her designee, shall administer, interpret, and enforce the provisions of this title, including any ambiguities or omissions herein. In interpreting this title, the director shall gather and review all pertinent facts and make a determination based upon those facts. The director may consult standard references such as the North American Industrial Classification System (NAICS), as such documents may be amended from time to time, when administering and interpreting this title. (Ord. 4984 § 6, 2013)

Chapter 17.115

General Land Use Regulations and Performance Standards

17.115.130 Performance standards.

All uses and operations within the city shall be subject to the following minimum performance standards:

A. Air quality.

1. Smoke. In accordance with section 24242 of the State Health and Safety Code, a person shall not discharge smoke into the atmosphere for a period or periods aggregating more than three (3) minutes in any one (1) hour, which is:
 - a. As dark or darker in shade as that designated as No. 1 on the Ringelmann Chart, as published by the U.S. Bureau of Mines; or
 - b. Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke described above.
2. Air pollution. Fly ash, dust, fumes, vapors, gases, and other forms of air pollution, in accordance with section 24243 of the State Health and Safety Code. A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which will cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public or which endanger the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to animals, vegetation, business or property. In no event shall any emission from any chimney or other source, or any solid or liquid particles in concentration exceed 0.4 grains per cubic foot of the conveying gas at any point.
3. Odors. No emission shall be permitted of odorous gases or other odorous matter in such quantities as to be readily detectable at the property line of the use from which such odor emits, or at the point of greatest concentration if further than the lot line. Any process that may involve the creation or emission of any odors shall be provided with an adequate secondary safeguard system of control, so that control will be maintained if the primary safeguard system should fail. In no event shall odors, gases or other odorous matter be emitted in such quantities as to be readily detectable when diluted in a ratio of one (1) volume of odorous air to four (4) volumes of clean air.

B. Water quality.

1. Wastes into surface runoff. Any discharge of liquid industrial wastes of any sort to surface streams, flood control channels, storm drains and subsurface pits shall be prohibited in conformance with applicable storm water regulations.
2. Wastes into sanitary sewer. Any wastes discharged into the city sanitary sewer, which may require pretreatment, depending upon the type, concentration and volume of material being handled, shall conform to the requirements of Title 13 of the code of the city.
3. Wastes disposed by hauling. Any industry hauling liquid wastes off-site for disposal shall obtain and conform to waste discharge requirements of the California Regional Water Quality Control Board, San Diego Region, which will necessitate hauling such wastes to a Class 1 site for disposal.

C. Noise.

1. The sound level of any individual operation, land use, or activity other than rail, aircraft, street, or highway transportation, shall not exceed the sound levels indicated in the following table. For the purpose of determining compliance with these noise limitations, the sound levels shall be measured at the property lines of the property upon which the operation, land use, or activity is conducted.

Zones	Time of Day	One-Hour Average Sound Level Decibels
All residentially zoned properties	7 a.m.—7 p.m.	60
	7 p.m.—10 p.m.	55
	10 p.m.—7 a.m.	50
All M-U and commercially zoned properties except the C-M zoned properties	7 a.m.—7 p.m.	65
	7 p.m.—10 p.m.	60
	10 p.m.—7 a.m.	55
All C-M and industrially zoned properties	Any time	75
	Conditionally*	80

* Where outdoor noise levels are higher, additional noise attenuation measures, i.e., earphones for workers, increased insulation, double-pane glass, etc., may make noise levels acceptable.

2. For the purposes of this section, interior lease lines within a property or building shall comply with the same standards as lot lines. For noise inside a building, the sound level meter shall be placed at least three (3) feet distant from any wall, ceiling or partition, and the average measurement of at least three (3) different positions throughout the room shall be determined. The sound level limit at a location on a boundary between two (2) adjoining zoning districts shall be that of the more restrictive zone. When any sound level measurement is required it will be made pursuant to the provisions of this chapter and shall be measured with a sound level meter.
3. Equipment noise. It is unlawful for any person within any residential zone, or within a radius of 500 hundred feet from any residential zone, to operate equipment or perform any outside construction, maintenance or repair work on buildings, structures, landscapes or related

facilities, or to operate any pile driver, power shovel, pneumatic hammer, power hoist, leaf blower, mower, or any other mechanical device, between the hours of 7 p.m. of one (1) day and 7 a.m. of the next day in such a manner that a reasonable person of normal sensitivities residing in the area is caused discomfort or annoyance. This subsection shall also apply to any property in the Mixed-Use zone having one or more residential units. This restriction does not apply to emergency work made necessary to restore property to a safe condition, restore utility service, or to protect persons or property from an imminent exposure to danger.

4. Vehicle repairs.

- a. It is unlawful for any person within any residential zone of the city to repair, rebuild, or test any automobile between the hours of 7 p.m. of one (1) day and 7 a.m. of the next day. This subsection shall also apply to any property in the Mixed-Use zone having one or more residential units.
- b. It is unlawful for any person within any residential zone of the city to repair, rebuild or test any automobile which is not registered with the Department of Motor Vehicles to a person residing at the address or to an immediate family member of a person residing at the address where such repairing, rebuilding or testing is being performed unless proof of exemption from such registration is provided which clearly demonstrates ownership by a resident at the subject address or an immediate family member of a resident at the subject address. This subsection shall also apply to any property in the Mixed-Use zone that includes one or more residential units.
- c. Under no circumstances is the operation of an automotive repair facility as a business permitted in any residential zone, or on a property in the Mixed-Use zone that includes one or more residential units on the property.

5. Property upkeep.

a. Exterior yards, including front yard setback areas in residential zones, shall be maintained in a clean and sanitary condition, free of garbage, debris, demolition waste, overgrown vegetation, scrap wood and metal, automotive or recreational vehicle parts and fluids, defective appliances or machinery, mattresses or other indoor furnishings, whether in a state of repair or not. This does not include firewood which is neatly stacked and maintained or outdoor furniture in good repair.

b. Properties shall not harbor rodents or insect infestations.

5. Refuse vehicles and parking lot sweepers. No person shall operate or permit to be operated a refuse compacting, processing or collection vehicle or parking lot sweeper between the hours of 7 p.m. of one (1) day and 7 a.m. of the next day in any residential zone.
6. Notwithstanding any other provision of this chapter, and in addition thereto, it is unlawful for any person to willfully make or continue, or cause to be made or continued, any loud, unnecessary, or unusual noise which disturbs the peace or quiet of any neighborhood, or which causes discomfort or annoyance to any reasonable person of normal sensitivity residing in the area. The standards which shall be considered in determining whether a violation of the provisions of this section exists shall include, but not be limited to, the following:
 - a. The level of the noise;
 - b. The intensity of the noise;

- c. Whether the nature of the noise is usual or unusual;
 - d. Whether the origin of the noise is natural or unnatural;
 - e. The level and intensity of the background noise, if any;
 - f. The proximity of the noise to residential sleeping facilities;
 - g. The nature and zoning of the area within which the noise emanates;
 - h. The density of the inhabitation of the area within which the noise emanates;
 - i. The time of the day or night the noise occurs;
 - j. The duration of the noise;
 - k. Whether the noise is recurrent, intermittent, or constant; and
 - l. Whether the noise is produced by a commercial or noncommercial activity.
7. Specific exemptions. Special events of short duration, such as carnivals, fireworks displays, outdoor concerts, parades and sports activities which are regulated by separate city approval such as a conditional use permit, are specifically exempted from the provisions of this chapter. Noise regulations for such events, however, may be applied as a condition of such separate approval.
8. Enforcement and penalties.
- a. It is a violation for any property owner(s) and/or person(s) in control of property to permit or cause a noise disturbance to be produced upon property owned by them or under their control.
 - b. It is a violation for any person or persons to create or allow the making of noise disturbance as provided by this chapter at any location in the city.
 - c. Any person violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor or infraction, and shall be subject to the provisions of the general penalty clause as set forth in section 1.24.010 of this code.
 - d. The operation or maintenance of any device, instrument, vehicle or machinery in violation of any provision of this chapter which causes or creates sound levels or vibration exceeding the allowable limits as specified in this chapter, is declared to be a public nuisance and may be subject to abatement summarily by a restraining order or injunction issued by a court of competent jurisdiction. Additionally, no provision of this chapter shall be construed to impair any common law or statutory cause or action, or legal remedy of any person for injury or damage arising from any violation of this chapter or from any other law.
- D. Vibrations. Every use shall be so operated that the ground vibration generated by such use is not harmful or injurious to the use or development of surrounding properties. No vibration shall be permitted which is perceptible without instruments at any use along the property line on which such use is located. For the purpose of this determination, the boundary of any lease agreement or operating unit or properties operating as a unit shall be considered the same as the property line.
- E. Radioactivity. No activities shall be permitted which emit dangerous radioactivity at any point.
- 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. 5072 § 14, 2018)

Chapter 17.140
Residential Zones
Table 17.140.060
Residential Lot Requirements

Residential Zone:	Lot Area:	Lot Width:	Lot Depth:	Flag Width:
O-S	See Chapter 17.155	See Chapter 17.155	See Chapter 17.155	See Chapter 17.155
PRD	See Chapter 17.165	See Chapter 17.165	See Chapter 17.165	See Chapter 17.165
RS-40	40,000 s.f. ¹	100 ft.	90 ft. ⁴	20 ft.
RS-20	20,000 s.f. ²	100 ft.	90 ft. ⁴	20 ft.
RS-14	14,000 s.f. ³	90 ft.	90 ft. ⁴	20 ft.
RS-9	9,000 s.f.	70 ft.	90 ft. ⁴	20 ft.
RS-6	6,000 s.f.	60 ft. interior 70 ft. corner	90 ft. ⁴	20 ft. ⁵
RM-6000	6,000 s.f.	50 ft.	90 ft. ⁴	n/a
RM-4300	6,500 s.f.	65 ft.	90 ft. ⁴	n/a

Residential Zone:	Lot Area:	Lot Width:	Lot Depth:	Flag Width:
RM-2500	7,000 s.f.	70 ft.	90 ft. ⁴	n/a
RM-2200	7,000 s.f.	70 ft.	90 ft. ⁴	n/a
RM-1450	7,000 s.f.	70 ft.	90 ft. ⁴	n/a
RM-HR	20,000 s.f.	100 ft. interior 110 ft. corner	90 ft. ⁴	n/a

¹ The minimum required lot area shall be forty thousand square feet, except when two or more lots are created by subdivision or parcel map, the total lot area of all lots, permanently reserved open space, and community recreation areas, not including street area, divided by the total number of residential building lots, shall not be less than forty thousand square feet; at least one-half of all residential building lots shall contain not less than forty thousand square feet; in no case shall a lot contain less than twenty-four thousand square feet.

² The minimum required lot area shall be twenty thousand square feet, except when two or more lots are created by subdivision or parcel map, the total lot area of all lots, permanently reserved open space, and community recreation areas, not including street area, divided by the total number of residential building lots, shall not be less than twenty thousand square feet; at least one-half of all residential building lots shall contain not less than twenty thousand square feet; in no case shall a lot contain less than twelve thousand square feet.

³ The minimum required lot area shall be fourteen thousand square feet, except when two or more lots are created by subdivision or parcel map, the total lot area of all lots, permanently reserved open space, and community recreation areas, not including street area, divided by the total number of residential building lots, shall not be less than fourteen thousand square feet; at least one-half of all residential building lots shall contain not less than fourteen thousand square feet; in no case shall a lot contain less than nine thousand square feet.

⁴ Unless specifically waived by the city council at the time of map approval, maximum lot depth is limited to three times the average lot width.

⁵ ~~The creation of panhandle lots in the RS-6 Zone requires approval of a Specific Plan.~~

(Ord. 5018 § 39, 2015)

17.140.120 Accessory structures.

Accessory structures such as detached garages, carports, workshops, game rooms, poolrooms, clubhouses, storage buildings, and sheds are permitted in residential zones, subject to the following provisions:

- A. Accessory structures shall not be used as dwelling units, ~~except for approved accessory dwelling units.~~
- B. Accessory structures shall not include kitchen facilities, except for approved ~~accessory dwelling units and approved~~ common area buildings in multi-family complexes or common interest developments.
- C. The total combined floor area of all accessory and primary structures on a lot shall not exceed the maximum lot coverage of the underlying zones.
- D. Accessory structures, no greater than 12 feet in height, are subject to a minimum 3 foot setback from the interior side and rear yard property lines.
- E. Accessory structures, greater than 12 feet in height, are subject to a minimum 5 foot setback from the interior side and rear yard property lines.
- ~~D~~F. Accessory structures are limited to a height of 20 feet.
- G. Accessory structures with a footprint greater than 1,200 square feet are subject to the approval of a minor use permit, in conformance with Chapter 17.58.
- ~~E~~H. Accessory structures may include electrical service, a sink, a water heater, and hookups for washers and dryers.
- ~~F~~I. Except for approved ~~accessory or junior accessory dwelling units and~~ common area buildings in multi-family complexes and common interest developments, accessory structures may not include bathrooms, unless a minor conditional use permit is approved pursuant to Chapter 17.50.
- ~~G~~J. Accessory structures shall not be located closer than six (6) feet from any other structure in any single-family zone.

- HK. Accessory structures shall not be located closer than 12 feet from any structure used for human habitation in any multi-family zone. Accessory structures shall not be located closer than six (6) feet from any other accessory structure in any multi-family zone.
- HL. Accessory structures shall be located to the rear of (behind) the front of the main buildings on the lot. In instances where the main structure(s) is/are located to the rear of the lot, the director may authorize accessory structures in front of the main building. However, in no instance may such accessory structures be located in any required setback area.
- JM. Accessory structures located to the rear (behind) the front of the main buildings may be located as close as three (3) feet from interior side and rear property lines. However, no accessory structure may be located in any exterior side yard setback area.
- KN. Accessory structures may not be located within five (5) feet of an alley.
- LO. Detached garages and carports that are entered directly from a street shall maintain a minimum distance of 20 feet from the street property line. If such a structure is entered directly from an alley, it shall maintain a distance of five (5) feet from the alley ~~property line~~.
- MP. The roof of an accessory structure may project to within one and one-half feet of an interior side or rear property line.
- NQ. Accessory structures used for the keeping of animals are subject to the distance requirements listed in Chapter 17.205.
- OR. Temporary structures, including structures made of metal, wood, canvas, vinyl, palm fronds, bamboo or similar materials are prohibited in all required exterior yards and in all areas between the public right-of-way and the front of the main structure on the lot. When located behind the front of the main structure on the lot, they are subject to all other provisions of this title.
- PS. Notwithstanding other provisions of this section stated above, one (1) temporary shade structure may be allowed in front of the main structure, under the limited circumstances listed in Section 17.225.160, and subject to the approval of an administrative zoning permit described in Chapter 17.40. (Ord. 5061 § 9, 2017)

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 (eave), and the type of material to be used for roofing and siding.
- B. Regardless of building material, all elevations shall include painted surfaces, weather-resistant enamel finishes or finished materials which are non-reflective.
- C. All additions to existing structures and all accessory structures larger than 120 square feet shall be designed and constructed to be aesthetically compatible with the existing primary structure.
- D. Structures shall meet the following design standards:
 - 1. Architectural design shall be represented on all elevations.
 - 2. Elevations shall not include blank wall faces and shall include multiple design features for each wall face greater than 12 feet. Design features include, but are not limited to, the following:

- a. Functional glazing;
 - b. Variation in building materials;
 - c. Structural or decorative lintels or other window and doorway trim;
 - d. Entryway lighting features;
 - e. Shutters;
 - f. Doors which include windows;
 - g. Garage door panels which include windows; and,
 - h. Contrasting trim or molding.
- 4. Accessory structures shall have comparable roof style to the primary structure.
 - 5. Roof and wall planes shall be different colors.
 - 6. No single wall plane may exceed 30 feet in length. A single wall plane is defined as a surface without architectural relief or projection. Standards for architectural relief or projection are as follows:
 - a. Shall be provided at a minimum 18 inches in depth; and,
 - b. Shall be provided at a minimum four (4) feet in width; and,
 - c. May be provided as a step-back or overhang of a second-story wall plain or as a structural design feature such as bay windows.
- E. Landscaping, placement of the structure and screening shall not be substituted for architecturally and aesthetically integrated design.
 - F. Deviations from the standards in this section require approval of an administrative zoning permit, in conformance with chapter 17.40.
- ~~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. Size.

- 1. Each eligible lot, regardless of size, may include an accessory dwelling of up to 640 square feet;

2. For each eligible lot in excess of 6,400 square feet, 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 (50%) of the size of the primary residence (habitable space), to a maximum of 1,200 square feet;
3. No minimum size shall be required for an accessory dwelling unit. Minimum standards shall be applied through the building code; and
4. A junior accessory dwelling unit shall not exceed an area of 500 square feet.

C. Parking.

1. Provision of one (1) additional paved off-street parking space. Such parking space 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:
 - a. Unit is located within ½ mile of public transit, including transit and bus stations;
 - b. Unit is a junior accessory dwelling unit or is part of an existing primary residence or an existing accessory structure;
 - c. There is a car share program located within one block of the accessory dwelling unit.

BD. Standards of Development.

1. Existing permitted structures converted to an accessory dwelling unit either attached or detached to the primary residence such as a 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 (habitable space), to a maximum of 1,200 square feet.~~
 - ed. 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. New detached structures 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. Limited to 20 feet in height;
 - c. Subject to a minimum five-foot rear and side setback;
 - d. Subject to a minimum six-foot separation from the primary dwelling;

~~d. Provision of one (1) additional paved off-street parking space. Such parking space 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. 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, the wall separating units shall be as required by the California Building Code and/or the California Residential Code;

f. No minimum size shall be required for an accessory dwelling unit. Minimum standards will be applied through the building code;

g. Limited in size in accordance with section B.1.d. above;

h. 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;

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

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;~~

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

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

~~ec.~~ 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.~~

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

EE. 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-finalled 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.

DF. 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. 5072 § 18, 2018)

Chapter 17.145

Commercial Zones

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
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

	O-P	C-N	C-G	C-R	C-M	Notes
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	
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	
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	
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	

	O-P	C-N	C-G	C-R	C-M	Notes
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	
Massage establishments, 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	
Recreational facility	MUP	MUP	MUP	MUP	MUP	
Resource recovery center	X	C	C	C	C	17
Restaurant	P	P	P	P	C	8, 9, 18
Restaurant, take-out only	P	P	P	P	C	19
Restaurant (full-service) with alcoholic beverage production use	P	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	

	O-P	C-N	C-G	C-R	C-M	Notes
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	
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

	O-P	C-N	C-G	C-R	C-M	Notes
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	MUP	1
Wireless communication facilities, freestanding	C	C	C	C	C	23
Wireless communication facilities, architecturally integrated or other stealth design	S	S	S	S	S	23
Other similar uses	D	D	D	D	D	21
Institutional and Charitable Uses						
Botanical garden, and arboretum	P	P	P	P	X	
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, and playgrounds, and amateur sports fields, public or private	X	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	
<u>Amateur sports fields</u>	<u>X</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	
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 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.
26. May only be operated as an ancillary use to 1) a bona fide non-profit club, society, professional organization, union hall, fraternal organization, and similar (non-profit) use, with a valid conditional use permit for the primary use, and 2) a restaurant. Subject to additional card room regulations listed in Chapter 5.28 (Card rooms) of Title 5 and Chapter 17.225 (Miscellaneous Special Uses and Regulations) of this Title. Non-profit status must be in place prior to application submittal, as applicable.
27. Non-profit medical and dental clinics are permitted uses. They do not require a CUP and are not prohibited in SP 182.
28. Subject to the parking requirements for places of assembly listed in Table 17.185.190.
29. Subject to the provisions of Chapter 17.205 (agriculture and animals).
30. Excludes businesses purchasing items as an accessory use to a primary retail sales use.
31. Subject to the provisions of section 17.225.200 (Alternative Lending).
32. Subject to the provisions of Chapter 17.250 (Secondhand Merchandise Stores and Pawn Shops).
33. Prohibited in the boundaries of SP 462.
34. Subject to the provisions of section 17.225.220 (Farmer's Market).
35. Subject to the provisions of section 17.225.230 (Microbrewery).

(Ord. 5072 § 20, 2018; Ord. 5065 § 9, 2017; Ord. 5038 § 4, 2016; Ord. 5033 § 30, 2015)

Chapter 17.185

Parking Standards

17.185.140 Joint use driveways.

The joint use of abutting driveways on adjacent properties may be permitted upon acceptance by the city of legal arrangements granting joint access. Such joint driveways shall conform to all other provisions of this title relating to length, width and access. ["Legal arrangements," as used in this section, shall mean a recorded easement or other agreement that shall be recorded so that it appears in the chain of title of each affected property.](#) (Ord. 4950 § 3, 2010)

Table 17.185.190

Commercial Zone Parking Requirements

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	<u>1</u> 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; <u>at an existing commercial property which meets the general office uses and general retail uses parking requirement.</u>
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

(Ord. 4968 § 51, 2011)

Chapter 17.205

Agriculture and Animals

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~~ four (4) adult dogs and four (4) cats ~~and two (2) adult cats~~ are permitted for each dwelling, together with offspring less than four (4) months of age.
- B. A ~~third~~ 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)

Chapter 17.210

Alcohol Sales and Deemed Approved Alcohol Sales and Regulations

17.210.080 Conditional use permit required.

- A. Except as provided in subsection B and C, below, all alcoholic beverage establishments to which this chapter is applicable shall obtain a conditional use permit pursuant to Chapter 17.50 of this title and satisfy all pertinent conditions prior to engaging in any alcoholic beverage sales activity.
- B. Unless otherwise required by this chapter, a conditional use permit shall not be required of an alcoholic beverage establishment consisting of a general retail store, a grocery store, or a retail pharmacy, which has (1) at least 10,000 square feet of gross floor space, and (2) a maximum of 10 percent of the gross floor area devoted to the sales and display of alcoholic beverages. A conditional use permit shall not be required of an alcoholic beverage production manufacturer with an accessory tasting room. An alcoholic beverage establishment exempt from the requirement of a conditional use permit pursuant to this subsection is deemed to have been approved to conduct alcoholic beverage sales commercial activity subject to the terms and conditions of a conditional use permit required under this chapter provided, however, that if it is found to be in violation of this chapter such an exempt establishment may lose its exemption and be required to obtain a conditional use permit as set forth in Section 17.210.260. (Ord. 5018 § 96, 2015; Ord. 4994 § 3, 2013)
- C. All new on-sale alcoholic beverage establishments in the Regional Commercial (C-R) zone shall obtain a minor use permit pursuant to Chapter 17.57 of this title to satisfy all pertinent conditions prior to engaging in any alcoholic beverage sales activity.

17.210.100 Operational standards—applicable to new, modified, or redeveloped off-sale alcoholic beverage sales activities.

- A. All new, modified, or redeveloped off-sale alcoholic beverage sales activities shall be designed, constructed, and operated to conform to all of the following operational standards:
1. That it does not result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area.
 2. That it does not jeopardize or endanger the public health or safety of persons residing or working in the surrounding area.
 3. 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.
 4. 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 sections 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.

5. 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.
6. That it complies with the following alcohol sale limitations:
 - a. No wine shall be displayed, sold or given away in containers of less than 750 milliliters, except multipack containers of wine, and multipack wine coolers containing no more than six percent alcohol by volume.
 - b. No wine shall be displayed, sold or given away with an alcoholic content greater than 15 percent by volume unless in corked bottles and aged at least two years.
 - c. No distilled spirits shall be displayed, sold or given away in containers of less than 375 milliliters, including but not limited to, airline bottles, except pre-mixed cocktails.
 - d. Notwithstanding subsection (c) above, no distilled spirits shall be displayed, sold or distributed in 375 milliliters hip flask containers.
 - e. No beer, ale or malt liquor shall be offered for sale in a container with a volume greater than 32 ounces. This restriction is not intended to prohibit the sale of such beverages in kegs or other types of containers, with a volume of two or more gallons, which are clearly designed to dispense multiple servings.
 - f. No sale or distribution of alcoholic beverages shall be made from a drive-up or walk-up window.
 - g. No display, sale or distribution of beer or wine, wine coolers or similar alcoholic beverages shall be made from an ice tub, barrel or similar container.
 - h. All display of alcoholic beverages shall be no closer than five feet from the store entrance.
7. That it complies with the following public nuisance prevention measures:
 - a. Lighting: Exterior areas of the premises and adjacent parking lots shall be provided with sufficient lighting in a manner that provides adequate illumination for alcohol establishment patrons while not spilling onto surrounding residential and commercial properties. A photometric study may be required to demonstrate compliance.
 - b. Litter: Adequate litter receptacles shall be provided on site and in the building. The premises shall be kept free of the accumulation of litter and shall be removed no less frequently than once each day the business is open.
 - c. Loitering: The following measures may be required:
 - i. No fixtures or furnishings that encourage loitering and nuisance behavior are permitted on the premises. This includes, but is not limited to chairs, seats, stools, benches, tables, crates, etc.
 - ii. The establishment's operators or employees shall be required to discourage loiterers and to ask persons loitering longer than fifteen minutes to leave the area and contact local law enforcement officials for enforcement of applicable trespassing and loitering laws if persons requested to leave fail to do so.
 - iii. No video or other electronic games shall be located in an off-sale alcoholic beverage establishment.
 - iv. No pay phones are permitted outside of the off-sale establishment.

- d. Cups: The sale or distribution to the customer of paper or plastic cups in quantities less than their usual and customary packaging is prohibited.
- e. Signage: There shall be no exterior advertising of alcoholic products, or tobacco and paraphernalia or similarly controlled products as defined in Section 8.33.010 of this Municipal Code.
- f. Signs: The following signs shall be required to be prominently posted in a readily visible manner on an interior wall or fixture, and not on windows, in English, Spanish, Arabic and the predominant language of the patrons:
 - i. “California State Law prohibits the sale of alcoholic beverages to persons younger than 21 years of age.”
 - ii. “No Loitering or Public Drinking.”
 - iii. “It is illegal to possess an open container of alcohol in the vicinity of this establishment.”
- g. Presentation of Documents: A copy of the conditions of approval and the California Department of Alcoholic Beverage Control license shall be required to be kept on the premises and presented to any enforcement officer or authorized state or county official upon request.
- h. Mitigating Alcohol Related Problems: The establishment shall be required to operate in a manner appropriate with mitigating alcohol related problems that negatively impact those individuals living or working in the neighborhood including but not limited to sales to minors, the congregation of individuals, violence on or near the premises, drunkenness, public urination, solicitation, drug-dealing, drug use, loud noise and litter.
- i. Drug Paraphernalia: An off-sale alcohol establishment shall be prohibited from selling drug/tobacco paraphernalia products as defined in Health and Safety Code sections 11014.5 and 11364.5. “Drug paraphernalia” means all equipment products and materials of any kind that are used intended for use or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise introducing into the human body a controlled substance in violation of the California Uniform Controlled Substances Act commencing with California Health and Safety Code section 11000.
- j. Prohibited Vegetation: Exterior vegetation shall not be planted or maintained that could be used as a hiding place for persons on the premises. Exterior vegetation may be planted and maintained in a manner that minimizes its use as a hiding place.
- k. Window Obstructions: To ensure a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance, no more than 15% of windows and entry doors shall be blocked by signs, vending machines, shelves, racks, storage, etc.
- l. Training: Each off-sale operator and their employees shall complete the Responsible Beverage Service (RBS) Training component. To satisfy this requirement, a certified program must meet the standards of the Alcohol Beverage Control Responsible Beverage Service Advisory Board or other certifying/licensing body designated by the state of

California. Proof of completion shall be submitted to the ~~El Cajon police~~ Community Development department.

- m. Posting of Documents: A copy of these operational standards, any applicable ABC or city operating conditions, and any training requirements shall be posted in at least one prominent place within the interior of the establishment where it will be readily visible and legible to the employees and patrons of the establishment.
- B. Failure to comply with these requirements shall constitute grounds for revocation of a conditional use permit. (Ord. 5033 §§ 39, 40, 2015; Ord. 5012 § 5, 2014)

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 or minor use permit (C-R zone) 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 or minor 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)

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 (except in the C-R zone) 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)

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 or minor use permit to allow a new on-sale alcoholic beverage sales activity ~~upon~~ shall meet 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)

Chapter 17.225

Miscellaneous Special Use Regulations

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 of this section. The total area dedicated to outdoor dining shall not exceed the area dedicated to indoor dining. The outdoor dining area shall not be located in the public right-of-way, unless approved 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.

All outdoor dining uses shall maintain ingress/egress and pedestrian circulation subject to building and fire safety code requirements including ADA requirements; and shall comply with the following minimum requirements:

- 1. Maintain a minimum 4 foot wide access in a direct and straight path to the building entrance clear and unimpeded for ingress and egress.
- 2. Maintain a minimum 4 foot wide sidewalk for general pedestrian circulation adjacent to the use.
- 3. Maintain a minimum 15 foot radius from street corner intersections, measured from the back of the curb.

The location and use of the outdoor seating area shall not obstruct the movement of pedestrians, goods or vehicles; required parking spaces; driveways or parking aisles; entrances; legal signs; utilities or other

improvements. When located adjacent to parking spaces, driveways or parking lot aisles, a physical barrier such as curb or railing shall be provided.

Furnishings shall be strictly limited to chairs, benches and tables, and single pole table umbrellas designed for outdoor use. All furnishings and barriers shall be maintained free of appendages or conditions that pose a hazard to pedestrians and vehicles.

Table center and freestanding umbrellas are permitted.

The outdoor seating area shall be located proximate to the business providing the seating, such as adjacent to the building or within courtyards. Outdoor seating areas shall not reduce, be located within, or damage any required landscaped area.

Any deviation from the standards listed in this subsection shall require an administrative zoning permit in compliance with Chapter 17.140.

~~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)~~

Chapter 17.245

Wireless Communications Facilities

17.245.040 Permits required.

A conditional use permit processed in accordance with Chapter 17.50 of this title shall be required for all wireless communications facilities proposed to be located in any residential zone. Further, a conditional use permit shall be required for any proposed ~~monopole freestanding~~ facility, including collocation facilities, in any commercial, office or industrial zone. A site development plan ~~permit~~ processed in accordance with Chapter 17.65 of this title shall be required for any ~~“stealth” design~~~~architecturally integrated~~ facility in commercial, office or industrial zones only, and any new collocated facilities added to a collocation wireless communications facility approved by a conditional use permit and accompanied by either a negative declaration, mitigated negative declaration, or environmental impact report. Subject to the determination of the director, any modification to existing wireless facilities may require an amendment of the applicable conditional use permit or site development plan. (Ord. 4950 § 3, 2010)

17.245.080 Development and design standards.

Every proposed wireless communications facility shall satisfy the following development and design standards:

- A. The installation of wireless communications facilities shall not reduce the number of required parking spaces on any proposed sites in any zone;
- B. All wireless communications facilities and accessory equipment shall meet the required setbacks of the underlying zone, except that in any residential zone, the minimum setback for any antenna or equipment building from any property line shall be 20 feet. Furthermore, any wireless facility located

in a commercial or manufacturing zone shall maintain a setback of 20 feet from any adjacent residentially zoned property;

~~C. All wireless communications facilities shall meet the height requirement of the underlying zone, unless a greater height is approved by means of a specific plan according to Chapter 17.70 or in accordance with Section 17.130.115;~~

DC. Each service provider with a wireless communications facility in the city shall obtain a city business license;

ED. All proposed wireless communications facilities shall be located so as to minimize their visual impact to the maximum extent feasible, considering technological requirements, by means of placement, screening and camouflage, as well as landscaping, to be compatible with adjacent uses, existing architectural elements, topography, neighborhood landscaping, and building materials, and other site characteristics;

~~F. Colors and materials for facilities shall be chosen to blend into their background;~~

~~G. Façade mounted antennas shall be integrated architecturally into the style and character of the structure they are attached to; they shall be painted and textured to match the existing structure, and shall not project more than 18 inches from the face of the building or other support structure, unless approved by a conditional use permit;~~

~~H. Roof mounted antennas shall be constructed at the minimum height possible while complying with the building height requirements of this title to serve the operator's service area and be designed to minimize their visibility from surrounding areas;~~

E. Architecturally integrated wireless communications facilities shall satisfy the following development and design standards:

~~I. 1. Roof mounted antennas shall be painted and textured to match the existing structure or building;~~

~~2. Shall be constructed at the minimum height possible while complying with the building height requirements of this title to serve the service area and be designed to minimize their visibility from surrounding areas;~~

~~3. Shall be integrated architecturally to match the style and character of the structure they are attached to, in conformance with Chapter 17.180;~~

4. May be developed as a steeple, spire, clearstory, or similar architectural projection in accordance with Section 17.130.115.

JF. Freestanding facilities, ~~including towers, lattice towers and monopoles~~ shall be discouraged unless no reasonable alternative is possible. ~~If necessary, t~~This type of facility shall be designed to the minimum functional height and width required to support the proposed wireless facility; satisfy the following development and design standards:

1. Proposed freestanding facilities shall be of a stealth design only (e.g., piece of art/sculpture, clock tower, flag pole, tree or other interesting, appropriate and compatible visual form). They shall be painted and designed to blend in with the surrounding area. Landscaping necessary to minimize the visual effect of a stealth freestanding facility shall be provided;

2. Shall be designed to the minimum functional height and width required to support the proposed wireless facility;

3. Shall not exceed 70 feet in height.

| LG. Wireless facility support structures such as equipment buildings, cabinets, cables, air conditioning units and fencing, shall be painted and textured to match the surrounding physical area and screened with landscaping in order to minimize visual impacts; and

| MH. No advertising signs shall be placed on any facilities or equipment. (Ord. 5033 §§ 46, 47, 2015; Ord. 4950 § 3, 2010)

**Omnibus Zoning Code Update
Summary of Changes**

Chapter - Title	Section	Revisions
Administration, Interpretation, and Enforcement		
Administration, Interpretation, and Enforcement	17.10.010	Add "or his or her designee"
Performance Standards		
Performance Standards	17.115.130	Establish standards for property upkeep
Residential Zones		
Residential Lot Requirements	17.140.060	Remove the footnote requiring a specific plan for the creation of panhandle lots in the RS-6 zone
Accessory Structures	17.140.120	Revise setback requirements for accessory structures
Accessory Structures	17.140.120	Require a minor use permit for accessory structures greater than 1,200 square feet
Accessory Structures	17.140.120	Remove references to "approved accessory dwelling units"
Single-family Dwelling Review Procedures	17.140.170	Establish minimum objective architectural and design standards and require an administrative zoning permit (AZP) for deviations
Accessory and Junior Accessory Dwelling Units	17.140.180	Reorganize the section for clarity
Accessory and Junior Accessory Dwelling Units	17.140.180	Require a minimum six-foot separation between the primary structure and detached accessory dwelling unit
Accessory and Junior Accessory Dwelling Units	17.140.180	Require a Notice of Restriction be recorded prior to final building permit rather than issuance of a building permit
Residential Land Use Table	17.140.210	Correct the residential land use table to allow accessory structures in multi-family zones
Residential Land Use Table	17.140.210	Remove the "Parks and recreation facilities, including sports fields, public" category

Residential Land Use Table	17.140.210	Add "Parks and playgrounds, public or private" as a permitted use in all zones except the Planned Residential Development (PRD) zones
Residential Land Use Table	17.140.210	Change "Parks and recreation..." to "Parks with recreation facilities; private, including non-profit"
Commercial Zones		
Commercial Land Use Table	17.145.150	Change "Parks and playgrounds, public or private" to a permitted use in General Commercial (C-G), Neighborhood Commercial (C-N), Regional Commercial (C-R), and Heavy Commercial/Light Industrial (C-M) zones
Commercial Land Use Table	17.145.150	Add a land use category for "Amateur sports fields", requiring a Minor Use Permit (MUP)
Parking Standards		
Joint Use Driveways	17.185.140	Require a recorded easement or other recorded agreement to document joint use driveway agreements
Commercial Zone Parking Requirements	17.185.190	Add language to allow restaurants to locate at existing commercial properties which meet the general office and commercial parking ratio
Agriculture and Animals		
Ordinary Household Pets	17.205.030	Change language to allow for four adult pets (dogs and cats) per dwelling
Ordinary Household Pets	17.205.030	Change the threshold for requiring an AZP from a third to a fifth dog
Alcohol Sales and Deemed Approved Alcohol Sales and Regulations		
Conditional Use Permit Required	17.210.080	Require a MUP for new on-sale alcoholic beverage establishments in the C-R zone
Operational Standards	17.210.100	Require that Responsible Beverage Service Training reports be submitted to Community Development rather than El Cajon Police Department
New and Modified On-sale Alcohol Establishment Standards	17.210.130	Add reference to the MUP for new or modified on-sale alcoholic beverage in the C-R zone

Distance Requirements – New and Modified On- sale Alcohol Establishment Standards	17.210.140	Add exception in the C-R zone
Required Findings – New and Modified On- sale Alcohol Establishment Standards	17.210.160	Add reference to the MUP
Miscellaneous Special Uses and Regulations		
Outdoor Dining Areas	17.225.090	Establish comprehensive standards for outdoor dining on private property
Outdoor Dining Areas	17.225.090	Require an AZP for deviations from the standards established for outdoor dining
Wireless Communications Facilities		
Permit Required	17.245.040	Change reference from “monopole” to “freestanding” and from “stealth” to “architecturally integrated” wireless communication facilities
Development and Design Standards	17.245.080	Reorganize the section for clarity
Development and Design Standards	17.245.080	Remove the requirement for a Specific Plan (SP) for wireless facilities exceeding the height limit of the underlying zone
Development and Design Standards	17.245.080	Establish 70-foot height limit for freestanding wireless communications facilities



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PROOF OF PUBLICATION CITY OF EL CAJON

State of California)
 County of San Diego) SS

Notice Type: LEGAL

Ad Description: EAST COUNTY GAZETTE

I am a citizen of the United States and a resident of the State of California: I am over the age of eighteen years. I am the owner and publisher of the EAST COUNTY GAZETTE, a newspaper published in the English language in the County of San Diego. The notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Executed on: 03/14/19
 At San Diego County, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature


 Debbie Norman



CITY OF EL CAJON

NOTICE OF PUBLIC HEARING

The El Cajon Planning Commission will hold a public hearing at 7:00 p.m., Tuesday, April 2, 2019, and the El Cajon City Council will hold a public hearing at a later date, which will be announced in a public notice, in City Council Chambers, 200 Civic Center Way, El Cajon, CA to consider:

AMENDMENT OF EL CAJON MUNICIPAL CODE - ZONING CODE OMNIBUS UPDATE (CITYWIDE). This is a City-initiated proposal to amend Title 17 (Zoning) of the El Cajon Municipal Code to address the need for 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 proposed changes to Zoning Code include: modifications to accessory structure standards, modifications to single-family review procedures, modified standards for the keeping of ordinary pets, clarification in regulations for accessory dwelling units, establishment of standards for outdoor dining, modified standards and process for freestanding wireless communication facilities, modified standards and process for deemed approve alcoholic beverage sales, and modified land use tables and permit processes for consistency.

The public is invited to attend and participate in these public hearings. The agenda reports for this project will be available 72 hours prior to the meeting for Planning Commission and City Council at <http://cityofelcajon.us/your-government/city-meetings-with-agendas-and-minutes-all>. 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 Planning Group and City Clerk counters 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 hearings. 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 Spencer Hayes at 619-441-1656 or via email at shayes@cityofelcajon.us and reference "Zoning Code Amendments" in the subject line.

East County Gazette- GIE030790
 03/14/19

PLANNING COMMISSION RESOLUTION NO. 10968

A RESOLUTION OF INTENT DIRECTING STAFF TO PREPARE FOR CONSIDERATION AN AMENDMENT TO TITLE 17 OF THE EL CAJON MUNICIPAL CODE FOR PLAYGROUNDS AND PARKS, OUTDOOR DINING STANDARDS, NEW ON-SALE ALCOHOLIC BEVERAGE ESTABLISHMENTS IN THE C-R ZONE, FREESTANDING WIRELESS COMMUNICATIONS FACILITIES, COMMERCIAL ZONE PARKING REQUIREMENTS FOR RESTAURANTS, AND CREATION OF NEW PANHANDLE LOTS WITHIN THE RESIDENTIAL, SINGLE-FAMILY, 6,000 SQUARE FOOT (RS-6) ZONE, 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 playgrounds and parks, outdoor dining, new on-sale alcoholic beverage establishments, wireless communications facilities, commercial zone parking requirements for restaurant uses, and creation of panhandle lots within the RS-6 zone.

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held January 15, 2019, by the following vote:

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



Paul CIRCO, Chair

ATTEST:



Melissa DEVINE, Secretary