

# City of El Cajon

## Planning Commission Agenda

### Tuesday, May 21, 2019 Meeting

### 7:00 PM, Council Chambers

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

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

[www.cityofelcajon.us/your-government/departments/community-development/planning-division](http://www.cityofelcajon.us/your-government/departments/community-development/planning-division)

#### CALL TO ORDER

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

#### CHAIRPERSON'S WELCOME

#### PUBLIC COMMENT

This is the opportunity 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

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of April 2, 2019</b>

#### PUBLIC HEARINGS

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Weld Storage Containers</b>
<b>Request:</b>	<b>Allow prefabricated storage containers</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	CUP No. 2251
<b>Location:</b>	North side of Weld Boulevard between Gillespie Way and Windmill View Road
<b>Project Planner:</b>	Lorena Cordova, 619.441.1539, <a href="mailto:lcordova@cityofelcajon.us">lcordova@cityofelcajon.us</a>
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order APPROVING CUP No. 2251, subject to conditions.

*Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Monday, June 3, 2019 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.*

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Deemed Approved Lodging Establishment Hotel and Motel Program</b>
<b>Request:</b>	<b>Zoning Code Amendment</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	Zoning Code Amendment No. 436
<b>Location:</b>	Citywide
<b>Applicant:</b>	City of El Cajon – Planning
<b>Project Planner:</b>	Melissa Devine, 619.441.1773, <a href="mailto:mdevine@cityofelcajon.us">mdevine@cityofelcajon.us</a>
<b>City Council Hearing Required?</b>	Yes   June 11, 2019
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolution in order recommending City Council approval of proposed CEQA exemption and Zoning Code Amendment No. 436.</li> </ol>

5. OTHER ITEMS FOR CONSIDERATION

6. STAFF COMMUNICATIONS

Project Updates

7. COMMISSIONER REPORTS/COMMENTS

8. ADJOURNMENT

This Planning Commission meeting is adjourned to June 4, 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 Monday, June 3, 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  
APRIL 2, 2019**

*The meeting of the El Cajon Planning Commission was called to order at 7:02 p.m.*

**PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.**

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

**COMMISSIONERS ABSENT:** Veronica LONGORIA

**STAFF PRESENT:** Melissa DEVINE, Senior Planner  
Barbara LUCK, City Attorney  
Spencer HAYES, Assistant Planner  
Sue STOLLER, Community Relations Officer, ECPD  
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:**

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of March 19, 2019</b>

Motion was made by SOTTILE, seconded by CIRCO, to approve the March 19, 2019 minutes; carried 4-0 (LONGORIA – absent).

**WORKSHOP:**

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

DEVINE, LUCK and STOLLER summarized the staff report through a PowerPoint presentation.

Mr. Chetan PATEL noted the efforts he has made to minimize problem guests and shared concerns over the police response to calls for assistance with homeless people and problem customers.

STOLLER did respond that police priority is life and death situations. They are working with dispatch on lowering response times.

Mr. Rick STOCKELLBURG shared concerns over not sharing guest lists, vagueness in ordinance, removing the rentals per day requirement, and homeless nuisance concerns.

Mr. Biren NATHA noted there is a reluctance from guests to provide personal information through a form from the Police’s Crime Free Motel and Hotel Program.

DEVINE explained that this ordinance is to deal with severe problem properties.

Commissioners noted that there were initial concerns about the deemed approved alcohol ordinance, but it helped to remove the problem liquor stores.

This is a workshop item and no action is requested.

[A recess was called at 8:13 p.m. The meeting resumed at 8:22 p.m.]

**PUBLIC HEARING ITEM:**

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Zoning Code Omnibus Update</b>
<b>Request:</b>	<b>Zoning Code Amendment</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>

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; <a href="mailto:shayes@cityofelcajon.us">shayes@cityofelcajon.us</a> ; 619-441-1656 Alfonso Camacho; <a href="mailto:acamacho@cityofelcajon.us">acamacho@cityofelcajon.us</a> ; 619-4411782
City Council Hearing Required?	Yes   To Be Determined
Recommended Actions:	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolution in order recommending City Council approval of proposed Zoning Code Amendment No. 437.</li> </ol>

HAYES summarized the staff report in a PowerPoint presentation. Staff was recommending that the Planning Commission adopt the proposed resolution recommending City Council approval.

Mr. Robert CALLOWAY, president of the Pacific Southwest Association of Realtors, submitted a letter urging that the owner occupancy and parking requirements be removed for Accessory Dwelling Units.

In response to MROZ, DEVINE noted that having an owner occupy one of the units ensures that the properties receive a high level of maintenance.

Ms. Rebecca POLLACK-RUDE, a realtor, voiced opposition to the parking requirement in the Accessory Dwelling Unit.

Ms. Tracy MORGAN-HOLLINGWORTH, voiced opposition to the owner-occupied and parking requirements, and recommended that El Cajon incorporate exceptions from the owner occupancy requirement.

Motion was made by MROZ, seconded by SOTTILE, to close the public hearing; carried 4-0 (LONGORIA, absent).

Motion was made by SOTTILE, seconded by ORTIZ, to approve the proposed modified resolution recommending City Council approval of Zoning Code Amendment No. 437, included as Exhibit A; carried 4-0 (LONGORIA, absent).

This item will be heard at a future City Council public hearing at date and time to be determined.

DEVINE noted that a letter had been submitted in support of the draft Ordinance by the ECEDC.

**ELECTION OF OFFICERS:**

Motion was made by SOTTILE, seconded by CIRCO, to elect MROZ as Chairman; carried 4-0 (LONGORIA, absent).

Motion was made by CIRCO, seconded by MROZ, to elect LONGORIA as Vice Chairman; carried 4-0 (LONGORIA, absent).

**COMMUNICATIONS:**

DEVINE responded to LONGORIA'S concerns from the previous meeting. DEVINE noted that code enforcement investigated and Royal Sweets LED lighting is in compliance , and the Babylon Palace adult day care facility is in compliance with a maximum of 360 clients. She provided a status update on Hampton Inn and In-N-Out Burger.

**ADJOURNMENT:**

Motion was made by CIRCO, seconded by SOTTILE, to adjourn the meeting of the El Cajon Planning Commission at 9:00 p.m. this 2nd day of April 2019 until 7:00 p.m., Tuesday, April 16, 2019; carried 4-0 (LONGORIA, absent).

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Paul CIRCO, Chair

ATTEST:

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Melissa DEVINE, Secretary



City of El Cajon

Community Development Department  
**PLANNING COMMISSION AGENDA REPORT**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Weld Storage Containers</b>
<b>Request:</b>	<b>Allow prefabricated storage containers</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Conditional Use Permit (CUP) No. 2251
<b>Location:</b>	North side of Weld Boulevard between Gillespie Way and Windmill View Road
<b>Applicant:</b>	Jason Khoury, jason@mychecklight.com, 619-277-8701
<b>Project Planner:</b>	Lorena Cordova, lcordova@cityofelcajon.us, 619-441-1539
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolution in order approving CUP No. 2251, subject to conditions.</li> </ol>

**PROJECT DESCRIPTION**

This request is for five prefabricated metal storage containers at an existing industrial site located on the north side of Weld Boulevard between Gillespie Way and Windmill View Road, and addressed as 1900 and 1940 Weld Boulevard. The proposed project requires approval of a Conditional Use Permit.

**BACKGROUND**

<b>General Plan:</b>	Industrial Park (IP)
<b>Specific Plan:</b>	Specific Plan (SP) No. 246
<b>Zone:</b>	Manufacturing (M)
<b>Other City Plan(s):</b>	N/A
<b>Regional and State Plan(s):</b>	Gillespie Field Airport Land Use Compatibility Plan (ALUCP)
<b>Notable State Law(s):</b>	N/A

The project site was once part of the County of San Diego’s unincorporated area and was annexed into the City in conjunction with a proposal to rezone the property to a manufacturing zone and the associated industrial development for Buck Knives in 1978.

Project Site & Constraints

The lot is 441,527 square feet (10.13 acres) and rectangular shaped. The site is currently developed with an existing 155,113 square-foot building situated to the rear of the property and 283 parking stalls towards the front of the lot. The site is accessed by a two-way driveway. The site has existing improvements for landscaping and lighting.

Surrounding Context

Properties surrounding the subject site are developed and zoned as follows:

Direction	Zones	Land Uses
North (City of Santee)	R-2 (Low-Medium Density)	Single-family residences
South	RS-9	Single-family residences
East	O-S, M	Vacant, Airport
West (City of Santee)	R-2 (Low-Medium Density)	Single-family residences

General Plan

The land use designation of the subject property is Industrial Park (IP) according to the General Plan Land Use Map. The IP land use designation focuses on quality manufacturing and process office uses. General Plan Goal 4 states “Quality industrial areas shall be established and maintained.” Objective 4-2 states “Gillespie Field Industrial Area will be used exclusively for industrial and industrially related purposes.”

Specific Plan

The site is governed by Specific Plan (SP) No. 246 which was originally approved on October 31, 1978, to allow an industrial development in the Manufacturing (M) zone. The site was used for many years by Buck Knives. On March 27, 2018, the City Council approved an Amendment to SP No. 246 for a new 17,060 square-foot industrial building on the property. The rest of the existing development and overall site remains unchanged.

Municipal Code/Zoning Code

The subject property is within the M zone and according to the El Cajon Municipal Code (ECMC) Industrial Land Use Table section 17.150.170, prefabricated storage containers used for permanent storage requires approval of a Conditional Use Permit.

Gillespie Field ALUCP

The Airport Land Use Compatibility Plan (ALUCP) is a regional plan that governs the project site and the surrounding area. The ALUCP is a policy document designed to implement the primary objectives of the State Aeronautics Act and the California Airport Land Use Planning Handbook by promoting compatibility between Gillespie



Field and the land uses that surround it. The subject site is located within the Airport Influence Area of Gillespie Field, and is therefore subject to the ALUCP. The project is located within Review Area 1 and Safety Zone 3 and is subject to compliance with ECMC Chapter 17.260 of the Airport Overlay Zone. Pursuant to Table III-2, industrial outdoor storage areas, with the exception of hazardous uses, are determined to be a compatible use within Review Area 1 and Safety Zone 3. Therefore, the proposed outdoor prefabricated storage containers are in compliance with the ALUCP.

## **DISCUSSION**

The proposed project consists of the addition of five prefabricated metal containers at the existing industrial site, and will be finished to match the existing buildings on the property. The containers will be stored in a 3,880 square-foot storage area located near the southeast corner of the lot. The containers will be concealed behind an eight-foot high metal enclosure with ten-foot wide metal gates. The enclosure design will also be finished to match the existing buildings.

### *Outdoor Uses and Storage*

Outdoor uses and storage areas must be compliant with ECMC section 17.150.050. In accordance with the outdoor uses and storage section of the code, in the industrial zones, all uses should be conducted within an enclosed building except those uses that are customarily conducted outdoors. Also, outdoor storage is expected to be screened from the public right-of-way by a minimum six-foot-high, solid fence or wall and cannot encroach into any required exterior yard. The methods, materials, and appearance of required screening for outdoor storage areas are subject to Planning Commission approval. The existing site currently has construction services and light manufacturing, with operations that necessitate outdoor storage. Additional tenants are expected with the recently approved new industrial building that will also have a need for outdoor storage. The applicant proposes one consolidated storage area. The screening mechanism includes a concrete wall eight feet in height and existing mature landscaping that conceals the storage area. The enclosure materials are intended to complement the building color, materials and finish.

### *Parking*

The M zone requires storage uses provide 1 parking space per 1,000 square feet of gross floor area. The storage area of 3,880 square feet requires 4 parking spaces. The total required parking spaces are 228 but the overall site provides 287 parking spaces. The project is compliant with the required parking.

### *Landscape*

The site has existing landscaping throughout. The project does not intend to add landscaping as the storage area is already concealed with mature landscaping. Existing landscaping includes shrubs, brush, and mature Eucalyptus trees.

### **FINDINGS**

El Cajon Municipal Code section 17.50.060 requires the consideration of the following findings:

- A. *The proposed use is consistent with applicable goals, policies, and programs of the general plan, and with any applicable specific plan.*

The site has a General Plan Land Use Designation of Light Industrial. Pursuant to Goal 4 of the General Plan, "Quality industrial areas shall be established and maintained." Additionally, Objective 4-2 of the General Plan states "Gillespie Field Industrial Area will be used exclusively for industrial and industrially related purposes." In 1978, the site was approved to allow an industrial development in accordance with Specific Plan No. 246. The proposed prefabricated storage containers will support the site's industrial uses and their day-to-day operations.

- B. *The proposed site plan and building design are consistent with all applicable use and development standards.*

The proposed project is consistent with all use and development standards for properties in the M Zone. The storage area is outside of the exterior yard, the storage is concealed from view by mature landscaping and a solid wall, and the enclosure is aesthetically-pleasing and provides proper concealment.

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

The proposed storage containers will adhere to the M Zone development standards and Zoning Code including conditions of approval container in the proposed resolution. The containers are proposed to support the operations of this existing industrial development and future industrial uses on the site.

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

The proposed storage containers are planned and designed in consideration of existing on-site operations, functionality, concealment, and surrounding uses. The designated storage area is located at a distance from residential uses to avoid noise impacts. The containers are proposed to be screened behind an enclosure and landscaping to avoid a visual nuisance. Additionally, the storage areas were consolidated on the site to provide better on-site circulation with minimal disruption.

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

The ability to have prefabricated storage containers on site will continue to support the existing industrial development with minimal disruptions to the neighborhood and serve the storage needs of the business on the subject property.

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

The proposed project for the addition of storage containers is exempt from the provisions of the California Environmental Quality Act (CEQA) according to section 15311 of the CEQA Guidelines. Section 15311 provides an exemption for construction, or placement of minor structures accessory to existing commercial, industrial, or institutional facilities. The project proposes to authorize an outdoor storage area with prefabricated storage containers and a perimeter enclosure at an existing industrial development in an area that has already been developed. Therefore, section 15311 is an appropriate exemption for the proposed project.

#### **PUBLIC NOTICE & INPUT**

A notice of application was mailed on April 4, 2019, to property owners and tenants within a 300-foot radius of the site informing them of this permit application. A notice of this public hearing for the project was published in the East County Gazette and mailed on May 2, 2019, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code sections 65090, 65091, and 65092, as applicable. As a public service, the notices were posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices." The notices were also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue. Public correspondence was received from a nearby resident seeking information on the placement of the containers on the property. Public correspondence is included as an attachment to this report.

#### **RECOMMENDATION**

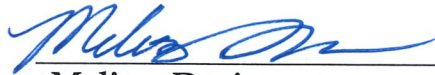
The proposed storage containers will serve the existing industrial operations. Staff's recommendation is that the Planning Commission approve the proposed location, enclosure and quantity of storage containers.

**PREPARED BY:**



**Lorena Cordova  
ASSOCIATE  
PLANNER**

**REVIEWED BY:**



**Melissa Devine  
SENIOR  
PLANNER**

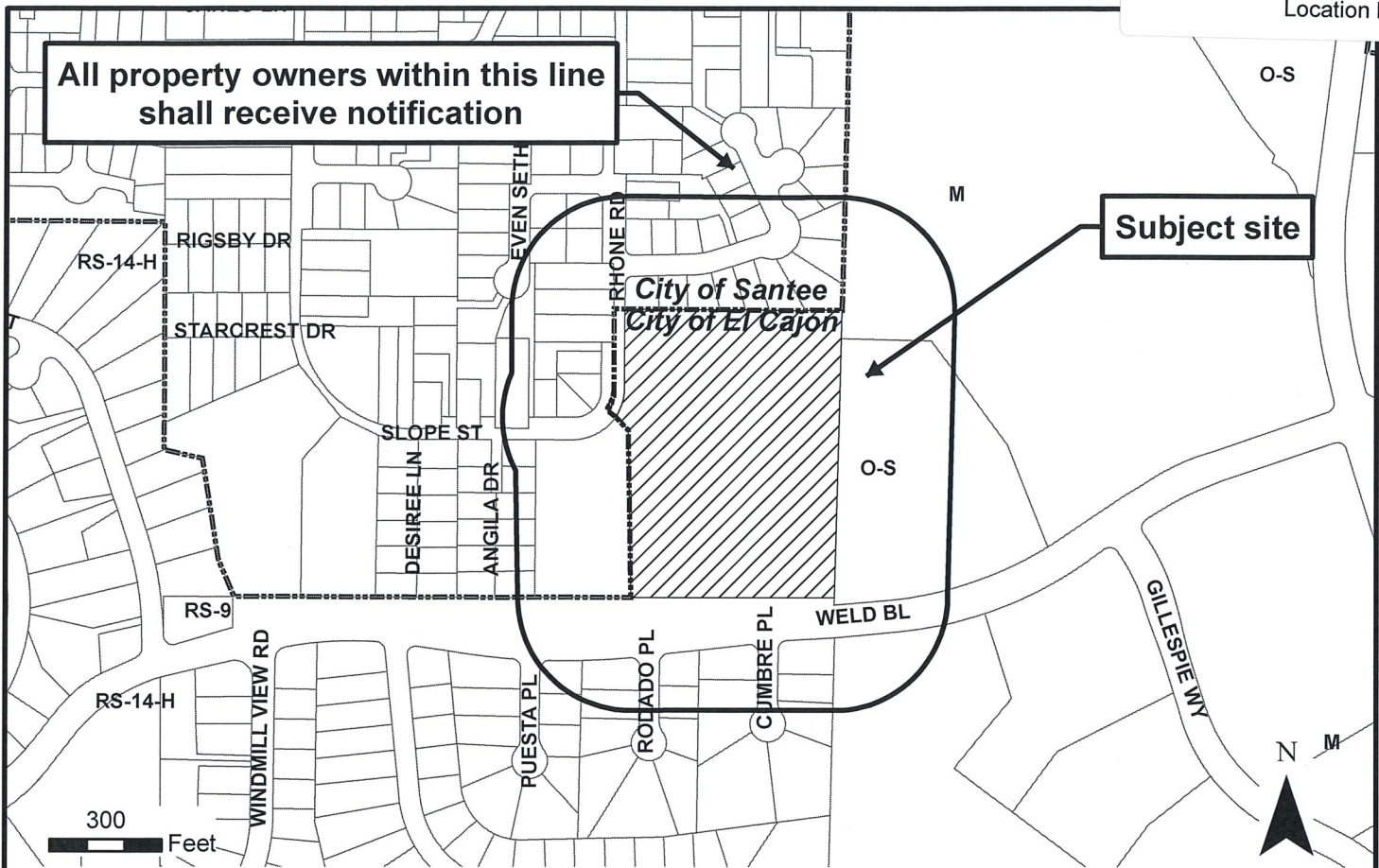
**APPROVED BY:**



**Anthony Shute  
DIRECTOR OF  
COMMUNITY  
DEVELOPMENT**

**ATTACHMENTS**

1. Public Hearing Notice/Location Map
2. Proposed Resolution APPROVING Conditional Use Permit No. 2251
3. Aerial Photograph of Subject Site
4. Application and Disclosure Statement
5. Public Correspondence
6. Reduced Site Plan
7. Elevations and Renderings
8. Full Size Site Plan (in commissioners' binders)



**NOTICE OF PROPOSED  
CONDITIONAL USE PERMIT  
FOR PREFABRICATED STORAGE CONTAINERS**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, May 21, 2019**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider: **CONDITIONAL USE PERMIT NO. 2251**, as submitted by Jason Khoury on behalf of Silvergate Financial, Inc., requesting to add prefabricated storage containers at an existing industrial park. The subject property is addressed as 1940 Weld Boulevard. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in this public hearing. The agenda report for this project will be available 72 hours prior to the Planning Commission meeting at <https://www.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 hearing, but will be available at the Project Assistance Center upon request.

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

If you have any questions, or wish any additional information, please contact **LORENA CORDOVA** at 619.441.1539 or via email at [lcordova@cityofelcajon.us](mailto:lcordova@cityofelcajon.us) and reference "Weld Storage" in the subject line.

## PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2251 FOR PREFABRICATED STORAGE CONTAINERS AT AN EXISTING INDUSTRIAL DEVELOPMENT ON THE NORTH SIDE OF WELD BOULEVARD BETWEEN GILLESPIE WAY AND WINDMILL VIEW ROAD IN THE M (MANUFACTURING) ZONE; APN 384-232-04; GENERAL PLAN DESIGNATION: LIGHT INDUSTRIAL.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on May 21, 2019, considered Conditional Use Permit (CUP) No. 2251 for prefabricated storage containers at the existing industrial site located on the north side of Weld Boulevard between Gillespie Way and Windmill View, and addressed as 1900 and 1940 Weld Boulevard; 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. Based upon the record as a whole, the Planning Commission hereby finds that the proposed Conditional Use Permit No. 2251 is categorically exempt pursuant to section 15311 of the California Environmental Quality Act. The proposed project for the addition of storage containers is exempt from the provisions of the California Environmental Quality Act (CEQA) according to section 15311 of the CEQA Guidelines. Section 15311 provides an exemption for construction, or placement of minor structures accessory to existing commercial, industrial, or institutional facilities. The project proposes to authorize an outdoor storage area with prefabricated storage containers and a perimeter enclosure at an existing industrial development in an area that has already been developed. Therefore, section 15311 is an appropriate exemption for the proposed project.
- B. The site has a General Plan Land Use Designation of Light Industrial. Pursuant to Goal 4 of the General Plan, "Quality industrial areas shall be established and maintained." Additionally, Objective 4-2 of the General Plan states "Gillespie Field Industrial Area will be used exclusively for industrial and industrially related purposes." In 1978, the site was approved to allow an industrial development in accordance with Specific Plan No. 246. The proposed prefabricated storage containers will support the site's industrial uses and their day-to-day operations.

Proposed Planning Commission Resolution

- C. The proposed project is consistent with all use and development standards for properties in the M Zone. The storage area is outside of the exterior yard, the storage is concealed from view by mature landscaping and a solid wall, and the enclosure is aesthetically-pleasing and provides proper concealment.
- D. The proposed storage containers will adhere to the M Zone development standards and Zoning Code including conditions of approval container in the proposed resolution. The containers are proposed to support the operations of this existing industrial development and future industrial uses on the site.
- E. The proposed storage containers are planned and designed in consideration of existing on-site operations, functionality, concealment, and surrounding uses. The designated storage area is located at a distance from residential uses to avoid noise impacts. The containers are proposed to be screened behind an enclosure and landscaping to avoid a visual nuisance. Additionally, the storage areas were consolidated on the site to provide better on-site circulation with minimal disruption.
- F. The ability to have prefabricated storage containers on site will continue to support the existing industrial development with minimal disruptions to the neighborhood and serve the storage needs of the business on the subject property.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings, the El Cajon Planning Commission hereby APPROVES the Conditional Use Permit No. 2251 to allow for the proposed prefabricated storage containers at the existing industrial development in the Manufacturing zone on the above described property subject to the following conditions:

**Planning Conditions**

1. Prior to the issuance of a building permit, or as otherwise determined by the Director of Community Development, the applicant shall submit and obtain approval of a one-page, 24" by 36" digital site plan for Conditional Use Permit No. 2251 that includes the following specific notes and changes:
  - A. Include the following note: "This project shall comply with the Standard Conditions of Development from Planning Commission Resolution No. 10649, as applicable."
  - B. The site plan shall reflect the applicable comments and include all of the required notes from the Engineering comments contained in Condition No. 8.

Proposed Planning Commission Resolution

2. Prior to the issuance of building permits, or as otherwise determined by the Director of Community Development, the applicant shall complete the following:
  - A. The approved storage container location, material types and colors of all exterior elevations shall be shown on the construction drawings submitted for building permits and shall be in substantial conformance with the Planning Commission approval.
3. Prior to the granting of occupancy, or as otherwise determined by the Director of Community Development, all on-site improvements shall be completed or guaranteed in accordance with the approved site plan. The following items shall be completed and/or inspected:
  - A. Satisfy all requirements of the Building and Engineering conditions contained in this resolution of approval.
4. The following shall be ongoing conditions of this Conditional Use Permit:
  - A. This approval is for the addition of five (5) prefabricated storage containers within a storage area located at the southeast corner of the lot.
  - B. The storage containers shall remain on the west portion of the identified storage area.
  - C. The storage containers shall at all times be free of graffiti, debris, and be properly painted to blend in to the surrounding area.
  - D. The storage area shall not exceed 3,880 square feet.
  - E. The storage area shall be concealed from views at all times with an aesthetically-pleasing enclosure.
  - F. The storage area shall continue to be screened by landscaping.
5. All the ongoing conditions of approval of Specific Plan No. 246 shall remain in effect.

**Building and Fire Conditions**

6. Comply with currently adopted edition of the California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.
7. A Building permit is required for fencing in excess of 7 feet in height for this project.

**Engineering and Storm Water Conditions**

8. Add the following notes to the entitlement Site Plan and implement the Best Management Practices (BMPs) as a condition of the entitlement:

“All operations shall comply with the City’s Jurisdictional Runoff Management



Program (JRMP) and the City's Storm Water Ordinance (El Cajon Municipal Code Chapters 13.10 and 16.60) to minimize or eliminate discharges of pollutants to the storm drain system. Operations shall include implementation of Best Management Practices (BMPs), including food service, as follows:

- a. Only rain is permitted to enter the storm drain system. Discharges (direct or by conveyance) of trash, debris, vehicle fluids, or wastewater (including washing fluids) to the storm drain system are strictly prohibited.
- b. Sweep or vacuum to clean outdoor areas (trash enclosures, sidewalks and parking lots). Power washing in outdoor areas is strictly prohibited.
- c. Maintain all outdoor areas including parking lots to be free from trash and petroleum leaks.
- d. Provide sufficient trash receptacles. Dispose of wastes properly.
- e. The discharge of pool filter back-flush water and any diatomaceous earth to the public storm drain system, including the street gutters, catch basins, and inlets, is strictly prohibited.
- f. All dumpsters used by this project shall have lockable lids. All lids on all dumpsters shall remain closed while dumpster is not directly in use and locked after business hours. All dumpsters shall be properly stored inside a building or in a covered trash enclosure.
- g. All trash enclosures must be secured, covered with an impervious roof, and constructed with a berm or grade-break across the entire entrance in accordance with the requirements of Storm Water Attachment No. 2 (available to the public through Engineering 3<sup>rd</sup> Floor).
- h. Provide spill response kits for vehicle fluid leaks and grease spills. The spill response kits must be available and quickly accessible to employees. Signage must be posted to clearly denote the location of the kits.
- i. All materials must be stored in a properly covered and contained area that will not be exposed to rainwater, either directly or indirectly.
- j. All storm water runoff treatment control mechanisms (bioretention basins, flow through planters, and other Low Impact Development BMPs) employed at the facility shall be maintained to be in good working order and replaced as necessary.
- k. All "No Dumping" signage shall be maintained to be legible and replaced as necessary. A template for painting the concrete or asphalt around inlets and catch basins can be provided by the City upon request.

For these requirements on this Planning Action please refer to the Conditions of Approval. This Site Plan may not clearly show existing or proposed improvements in the public right-of-way and should not be used for public improvement construction purposes."

**General Conditions**

9. The existence of this conditional use permit shall be recorded with the County Recorder.
10. The site shall be developed and operated in substantial conformance with conditions as presented in the Planning Commission staff report titled Conditional Use Permit No. 2251, dated May 21, 2019, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
11. If this permit is not legally exercised within one year of project approval, and a written request for an extension of time has not been received and subsequently approved by the Planning Secretary within the same time period, this conditional use permit shall be considered null and void pursuant to El Cajon Zoning Code section 17.35.010.
12. The Planning Commission may at any time during the life of this use permit, after holding a properly noticed public hearing, and after considering testimony as to the operation of the approved use, revoke the permit, or modify the permit with any additional conditions as it deems necessary, to ensure that the approved use continues to be compatible with surrounding properties and continues to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare. At such hearing the applicant may appear and object under applicable law to any potential revocation or modification of the conditions of approval.

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Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held May 21, 2019, by the following vote:

AYES:  
NOES:  
ABSENT:

ATTEST:

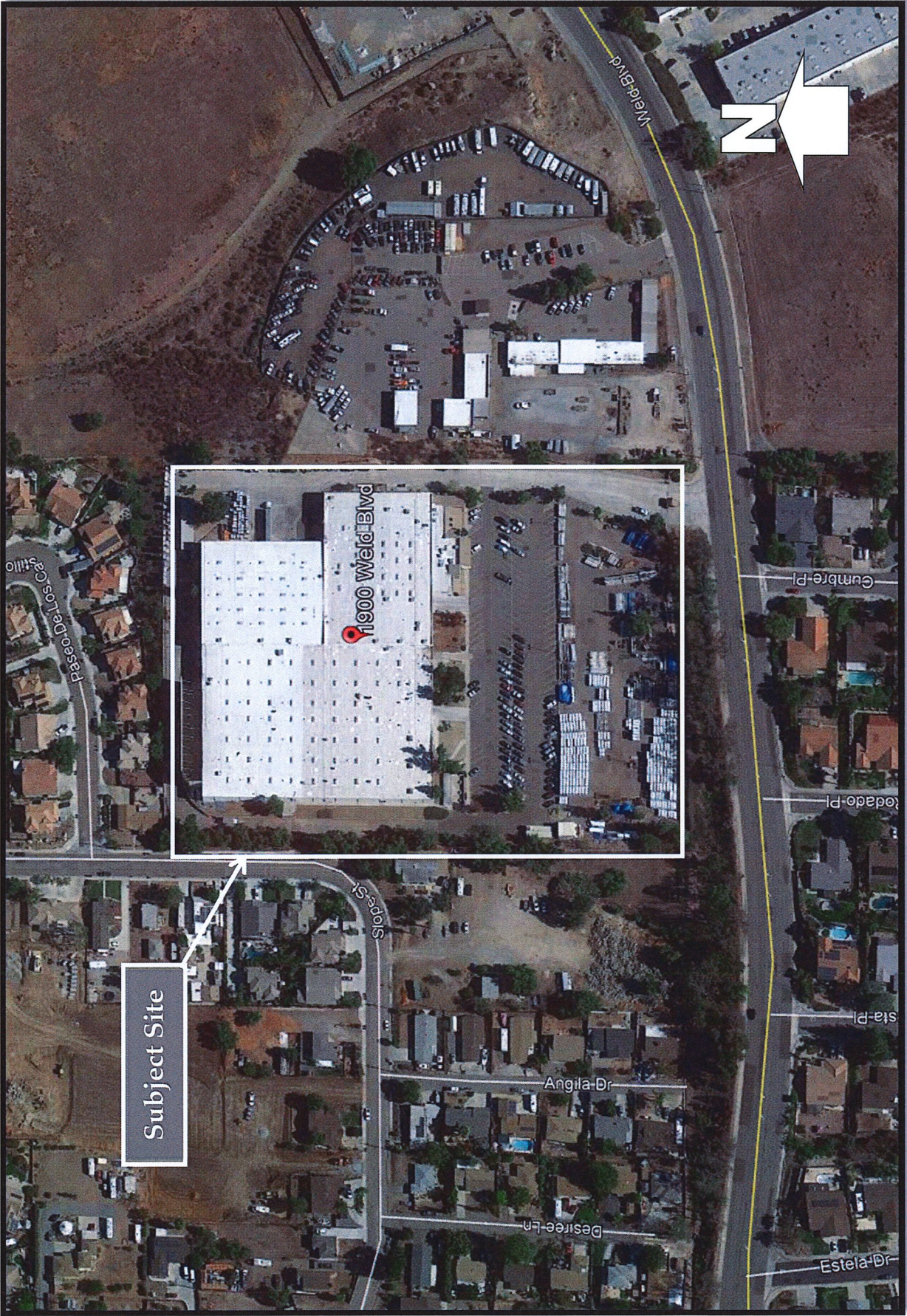
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Darrin MROZ, Chair

---

Melissa DEVINE, AICP, Secretary

Aerial Image  
Weld Industrial Development



Subject Site





Project Assistance Center  
**PLANNING PERMIT APPLICATION**

**Type of Planning Permit(s) Requested:**

<input type="checkbox"/> <b>AZP</b> Administrative Zoning Permit	<input checked="" type="checkbox"/> <b>CUP</b> Conditional Use Permit <i>Minor</i>	<input type="checkbox"/> <b>LLA</b> Lot Line Adjustment	<input type="checkbox"/> <b>MA</b> Minor Amendment
<input type="checkbox"/> <b>MUP</b> Minor Use Permit	<input type="checkbox"/> <b>PRD</b> Planned Residential Development	<input type="checkbox"/> <b>PUD</b> Planned Unit Development	<input type="checkbox"/> <b>SDP</b> Site Development Plan Permit
<input type="checkbox"/> <b>SP</b> Specific Plan	<input type="checkbox"/> <b>SCR</b> Substantial Conformance Review	<input type="checkbox"/> <b>TPM</b> Tentative Parcel Map	<input type="checkbox"/> <b>TSM</b> Tentative Subdivision Map
<input type="checkbox"/> <b>VAR</b> Variance	<input type="checkbox"/> <b>ZR</b> Zone Reclassification	<input type="checkbox"/> Other: _____	

**Project Location**

Parcel Number (APN): 384-232-04-00

Address: 1940 Weld Blvd.

Nearest Intersection: Weld Blvd & Cuyamaca St.

**Project Description** (or attach separate narrative)

Add storage containers to an existing 3,500 sq. feet enclosed storage yard consisting of pre-cast concrete fence and metal panel fence.

**Project Screening Questions**

- Existing use?  No  Yes
- Modification of use?  No  Yes
- New development or addition?  No  Yes
- Existing Structures?  No  Yes

**If yes, please describe:**

Industrial \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Age of the structures: 0 years & 20 years

Demolition or substantial modification proposed to site improvements or structures?  No  Yes \_\_\_\_\_

Tenant improvements proposed?  No  Yes \_\_\_\_\_

Existing vegetation or trees on site proposed for removal?  No  Yes One tree to be removed.

Proposed grading?  No  Yes Proposed quantities of cut and/or fill.

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

Company Name: Silvergate Financial, Inc

Contact Name: Jason Khoury

Mailing Address: 2505 Congress St, ste 100 SD 92110

Phone: (619) 277-8701 Email: \_\_\_\_\_

Interest in Property:  Own  Lease  Option

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

Company Name: Hamann Construction

Contact Name: Rebecca Mullen License: 373142

Mailing Address: 1000 Pioneer Way 92020

Phone: (619) 440-7424 Email: Rebecca@hamannco.com

**Property Owner Information** (if different than applicant)

Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Hazardous Waste and Substances Statement**

Section 65962.5(f) of the State of California Government Code requires that before the City of El Cajon accepts as complete an application for any discretionary project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous

chemicals, and is available at <http://www.calepa.ca.gov/sitecleanup/corteselist/>. Check the appropriate box and if applicable, provide the necessary information:

The development project and any alternatives proposed in this application:

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

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

If yes, provide Regulatory Identification Number: \_\_\_\_\_ Date of List: \_\_\_\_\_

**Authorization**

Applicant Signature<sup>1</sup>: Jim B. King Date: 1/10/2019

Property Owner Signature<sup>2</sup>: Jim B. King Date: 1/10/2019

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

**Pre-application Conference**

The purpose of a pre-application conference is to provide you an opportunity to review your project with City staff in a preliminary form to finalize submittal requirements and receive a cursory identification of potential issues. **A pre-application is required unless waived by staff.**

Conference date: \_\_\_\_\_

**Application Submittal**

To submit your application, **it must be done by appointment** scheduled in advance for all Level 3, 4, & 5 project reviews, unless waived by staff. It is recommended for projects that will subsequently meet the criteria for a Level 1-C review through Level 2.

Appointment date: \_\_\_\_\_



## Disclosure Statement

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

The following information must be disclosed:

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

Silvergate Financial, Inc.

2505 Congress St., Suite 100, San Diego, CA 92110

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

Silvergate Financial, Inc.

2505 Congress Street, Suite 100, San Diego, CA 92110

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

See Attached

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

See Attached



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

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

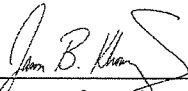
N/A

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



\_\_\_\_\_  
Signature of applicant / date

Jason B. Khoury, C.E.O. Silvergate Financial, Inc.

\_\_\_\_\_  
Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

## OWNERSHIP

Company: Silvergate Financial, Inc., a California corporation

Date of Incorporation: December 16, 1999

Tax ID Number: 33-0885814

Shareholders of Silvergate Financial, Inc.:

- 25% Brian N. Khoury, Trustee of the Brian N. Khoury Revocable Trust U/A/D January 27, 1987, as amended  
2505 Congress Street  
San Diego, CA 92110  
(619) 294-7700  
ID #: 555-51-7029
  
- 25% Jason B. Khoury, Trustee of the Jason B. Khoury Revocable Trust U/A/D January 27, 1987, as amended  
2505 Congress Street  
San Diego, CA 92110  
(619) 294-7700  
ID #: 565-35-6044
  
- 25% Noelle K. Ludwig, Trustee of the Noelle K. Ludwig Revocable Trust U/A/D January 27, 1987, as amended  
2505 Congress Street  
San Diego, CA 92110  
(619) 294-7700  
ID #: 555-51-6459
  
- 25% Tawfiq N. Khoury and Richel G. Khoury, Trustees of the TNKRGK Family Trust U/A/D December 23, 1976, as amended  
2505 Congress Street  
San Diego, CA 92110  
(619) 294-7700  
ID #: 362-34-7203

**Lorena Cordova**

---

**From:** Breffni Barrett <breffer@cox.net>  
**Sent:** Tuesday, April 09, 2019 5:10 PM  
**To:** Lorena Cordova  
**Subject:** Re: Project: Weld Industrial Storage Containers PERMIT NO. 2251

Perfect! Thanks for the helpful reply.

Breffni

On 4/9/2019 11:13 AM, Lorena Cordova wrote:

> Mr. Barrett,  
> Good morning. Thanks for your email. The proposed prefabricated containers are to be located along the Weld Boulevard property line not along Rhone Road. I've attached a site plan for your reference. Please don't hesitate to call if you have any questions.

>  
> Good day,  
> Lorena  
>  
> -----Original Message-----

> From: Breffni Barrett [mailto:breffer@cox.net]  
> Sent: Monday, April 08, 2019 3:41 PM  
> To: Lorena Cordova <LCordova@cityofelcajon.us>  
> Subject: Project: Weld Industrial Storage Containers PERMIT NO. 2251

>  
> Greetings Ms. Cordova,  
>  
> I am inquiring about where these proposed storage containers will be placed. My only concern is whether they will end up across the street from our home at 8506 Rhone Road which is right across from the facility in question on 1940 Weld Boulevard. Thank you in advance for your help.

>  
> Sincerely,  
>  
>  
> --

> Breffni Castellanos Barrett, M.S.  
> Clinical Forensic Psychology, PsyD Student California School of  
> Forensic Studies Alliant International University, San Diego  
> bbarrett@alliant.edu breffer@cox.net  
> 858-220-1194 cell  
> 619-334-9476 fax

>  
>  
>  
--  
Breffni Castellanos Barrett, M.S.  
Clinical Forensic Psychology, PsyD Student California School of Forensic Studies Alliant International University, San Diego bbarrett@alliant.edu breffer@cox.net

Project: **TENANT IMPROVEMENT FOR 1940 WELD BLVD, EL CAJON, CA**  
 92020

Revision	Number	Date	Description
1	1		ISSUED FOR PERMITS

SEAL AND SIGNATURE OF ARCHITECT

SEAL AND SIGNATURE OF ENGINEER

**KENNETH D. SMITH ARCHITECT & ASSOCIATES, INC.**  
 1940 WELD BLVD, EL CAJON, CA 92020  
 TEL: 619.443.2900

**SITE INFORMATION**

18 PLACES  
 324 SF  
 137 SF  
 137 SF  
 137 SF  
 137 SF  
 137 SF

**LEGAL DESCRIPTION**

Parcel: Parcel Map No. 1940  
 City of El Cajon, California  
 Address: 1940 Weld Blvd  
 Use: Industrial  
 Zone: Manufacturing (M)

**PARKING TABULATION**

**REQUIRED PARKING:**

- 245 REQUIRED AVAILABLE PARKING SPACES
- 65 REQUIRED AVAILABLE PARKING SPACES
- 181 REQUIRED AVAILABLE PARKING SPACES
- 181 REQUIRED AVAILABLE PARKING SPACES

**EXISTING PARKING:**

- 245 PARKING SPACES
- 4 PARKING SPACES
- 37 PARKING SPACES
- 27 PARKING SPACES

**TOTAL AVAILABLE PARKING SPACES:**

- 245 AVAILABLE PARKING SPACES
- 4 AVAILABLE PARKING SPACES
- 37 AVAILABLE PARKING SPACES
- 27 AVAILABLE PARKING SPACES

**NOTES**

1. VARIOUS USES SHALL BE PERMANENTLY MAINTAINED.
2. THIS PROJECT SHALL COMPLY WITH THE CITY OF EL CAJON BUILDING CODE (CBC), THE CALIFORNIA ELECTRICAL CODE (CEC), THE CALIFORNIA FIRE CODE (CFC), THE CALIFORNIA FIRE PREVENTION CODE (CFC), THE CALIFORNIA FIRE DEPARTMENT STANDARDS AND SPECIFICATIONS FOR SAFETY (FD-119), AND THE CALIFORNIA ENERGY EFFICIENCY STANDARDS.
3. NO HAZARDOUS MATERIALS SHALL BE STORED AND/OR USED IN THIS BUILDING IN EXCESS OF THE QUANTITIES LISTED IN TABLES 201.11 AND 201.12.
4. ALL PROPERTY LINES, EASEMENTS, STREETS AND DRIVEWAYS AND PROPOSED DRIVEWAYS SHALL BE SHOWN ON THIS PROJECT.
5. FIRE ALARMS ARE TO COMPLY WITH THE CITY OF EL CAJON FIRE DEPARTMENT STANDARDS AND SPECIFICATIONS FOR SAFETY (FD-119).
6. ALL CURBS WHICH OBTAIN THE ACCESS ROADWAY SHALL BE PAINTED RED.
7. ALL CURBS WHICH OBTAIN THE ACCESS ROADWAY SHALL BE PAINTED RED. ALL CURBS WHICH OBTAIN THE ACCESS ROADWAY SHALL BE PAINTED RED. ALL CURBS WHICH OBTAIN THE ACCESS ROADWAY SHALL BE PAINTED RED.
8. BACKFLOW PREVENTION OF WATER CONNECTION TO THE PROTECTION SYSTEMS SHALL BE PROVIDED PER CBC, SECTION 403.15.
9. THE PROJECT SHALL COMPLY WITH THE STAMMING CONDITIONS OF DEVELOPMENT AND THE STAMMING CONDITIONS OF DEVELOPMENT, AS APPLICABLE.
10. ALL THE NECESSARY CONDITIONS OF APPROVAL OF THE SPECIFIC PLANNING, THE SHALL BE IN EFFECT.

**SCOPE OF WORK**

ADD 18, STORAGE CONTAINERS TO 200 SQUARE FOOT STORAGE AREA FOR TRUCK STORAGE REQUIREMENTS.

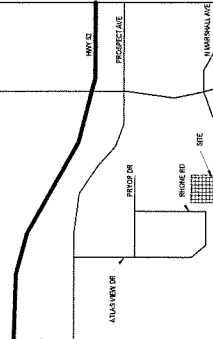
DATE	BY	DATE	BY	DATE	BY	DATE	BY

CITY OF EL CAJON  
 SPECIFIC PLAN NO. 206

**OWNER**

SUBURBAN FERRARI, INC.  
 1940 WELD BLVD, EL CAJON, CA 92020  
 CONTACT: JACOB ANDY

**VICINITY MAP**



**SITE LEGEND**

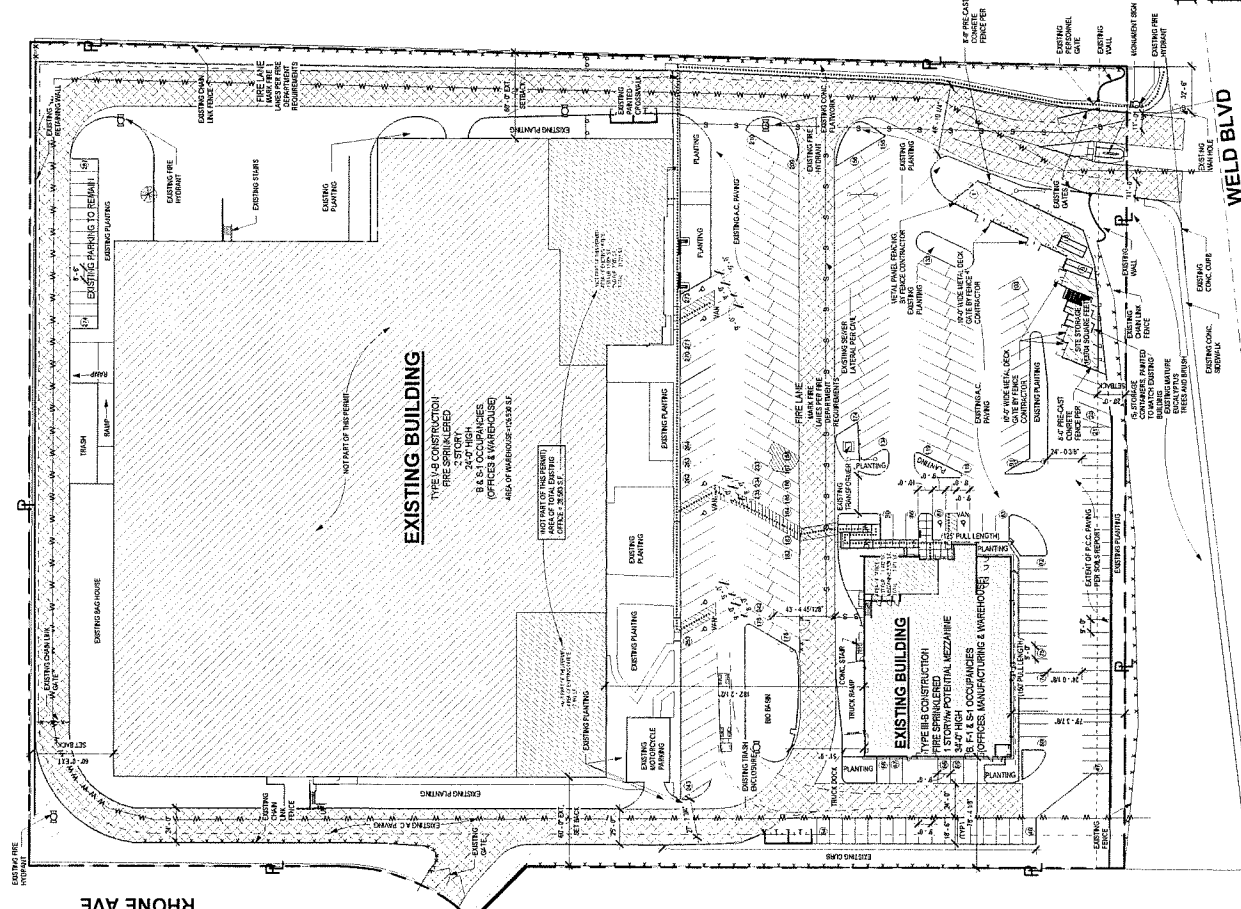
- W- WATER
- D- DRAINAGE
- S- SEWER
- G- GAS
- E- ELECTRICAL
- F- FIBER OPTIC
- C- CONCRETE
- M- MASONRY
- I- IRON
- S- STEEL
- T- TIMBER
- P- PAVEMENT
- L- LIGHTNING ROD
- T- TOWER
- A- ANCHOR
- B- BENCH MARK
- C- CONCRETE
- M- MASONRY
- I- IRON
- S- STEEL
- T- TIMBER
- P- PAVEMENT
- L- LIGHTNING ROD
- T- TOWER
- A- ANCHOR
- B- BENCH MARK

**ACCESSIBLE PATH OF TRAVEL**

THE PATH OF TRAVEL SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE (CBC), SECTION 11B-103. THE PATH OF TRAVEL SHALL BE MAINTAINED AT ALL TIMES. THE PATH OF TRAVEL SHALL BE MAINTAINED AT ALL TIMES. THE PATH OF TRAVEL SHALL BE MAINTAINED AT ALL TIMES.

**STORM WATER REQUIREMENTS**

THE PROJECT SHALL COMPLY WITH THE CITY OF EL CAJON BUILDING CODE (CBC), SECTION 11B-103. THE PROJECT SHALL COMPLY WITH THE CITY OF EL CAJON BUILDING CODE (CBC), SECTION 11B-103. THE PROJECT SHALL COMPLY WITH THE CITY OF EL CAJON BUILDING CODE (CBC), SECTION 11B-103.



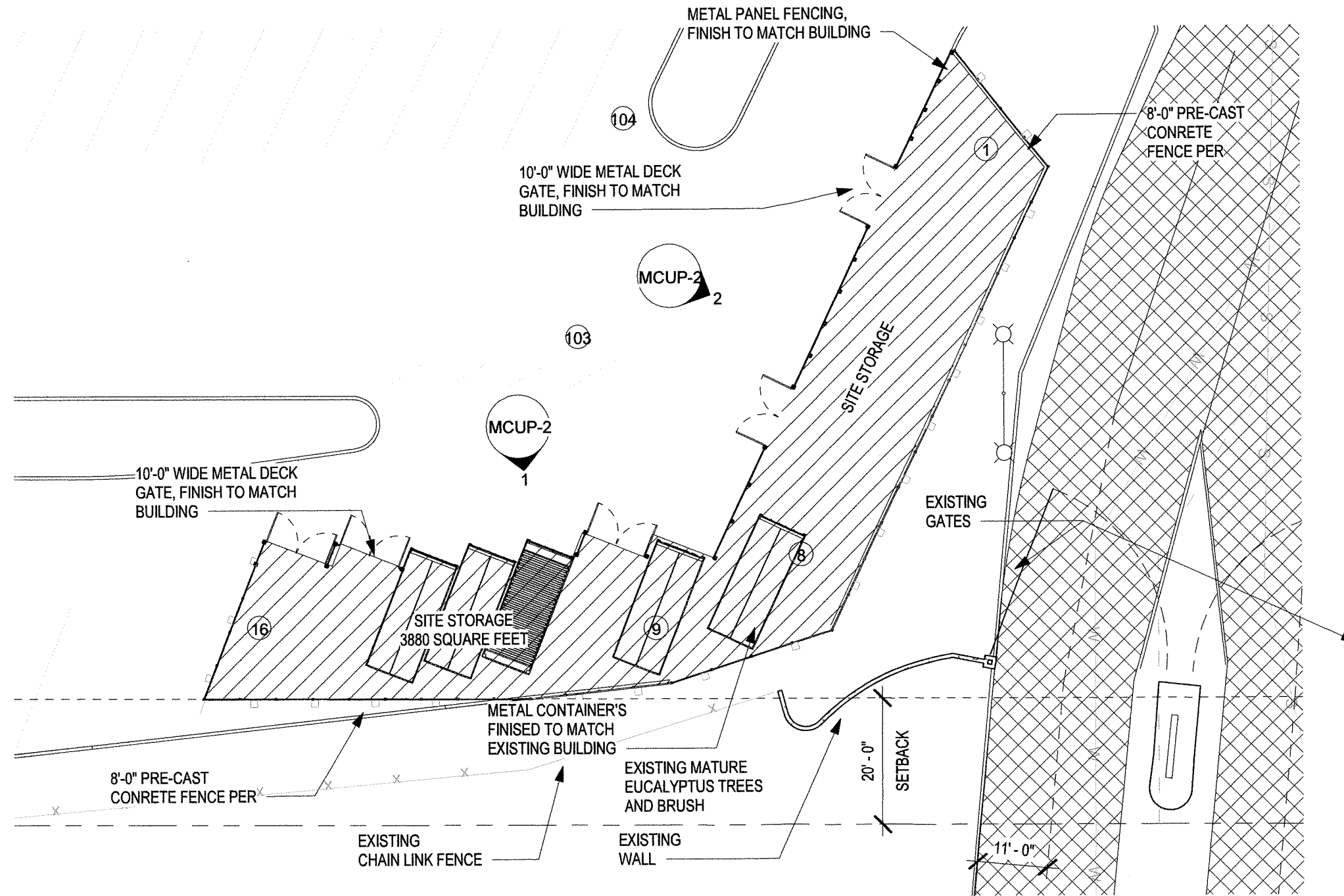
**SITE PLAN**



1" = 400'



KENNETH D. SMITH  
ARCHITECT  
& ASSOCIATES, INC.  
500 FESLER ST. SUITE 102  
EL CAJON - CA - 92020  
PH / 619 444 2182  
Fax / 619 442 2699



TENANT IMPROVEMENT FOR

1940 WELD BLVD  
1940 WELD BLVD, EL CAJON, CA  
92020

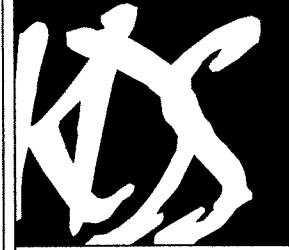
DATE: 3/11/19  
JOB NO: 18023

MCUP-1

CUP 2251

Weld Industrial

1940 Weld Blvd - Prefab Storage Containers



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& ASSOCIATES, INC.

500 FESLER ST. SUITE 102  
EL CAJON - CA - 92020  
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Fax / 619 442 2699

TENANT IMPROVEMENT FOR

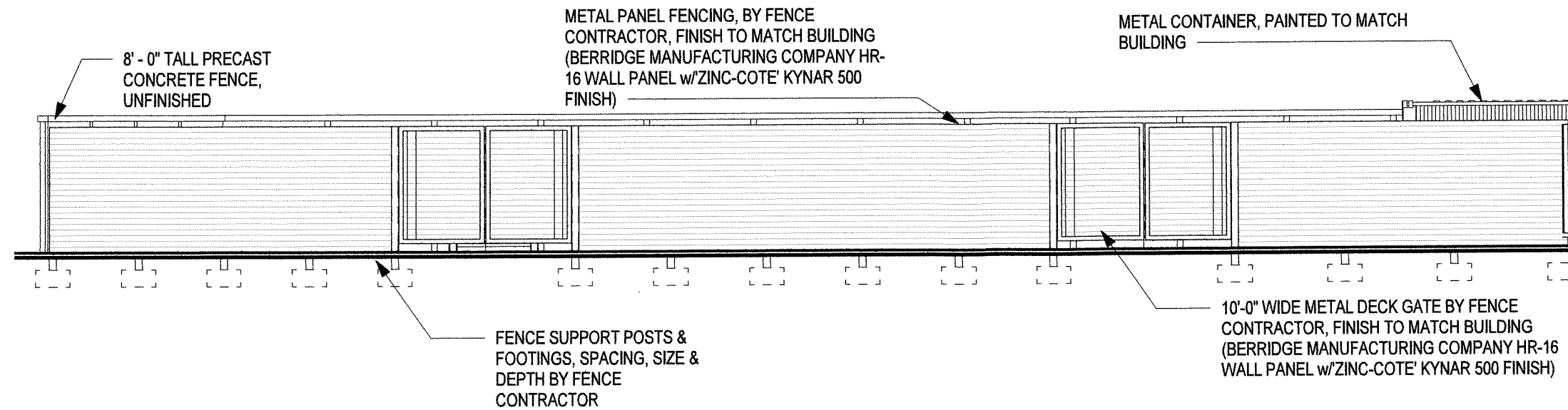
1940 WELD BLVD

1940 WELD BLVD, EL CAJON, CA

92020

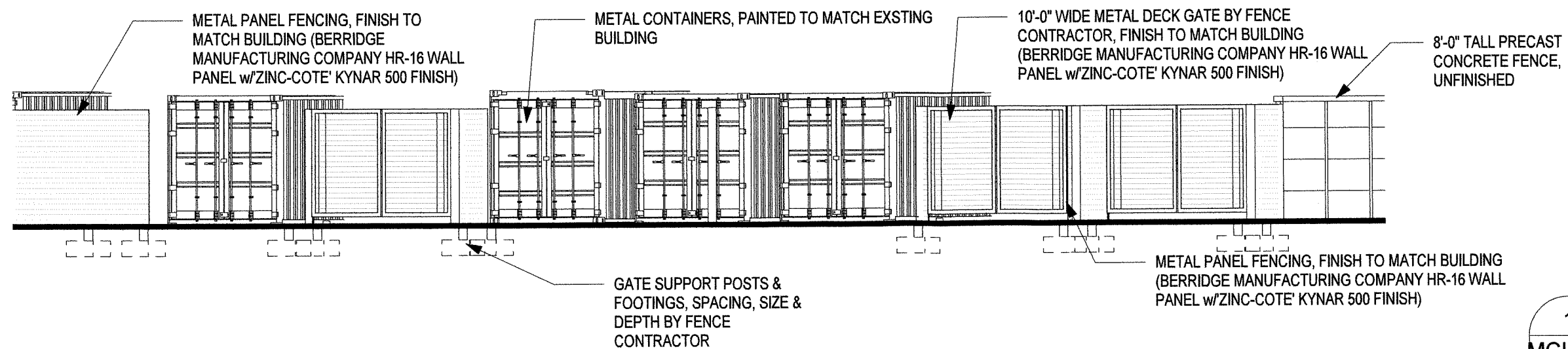
DATE: 8/13/18  
JOB NO: 17014

MCUP-2



2  
MCUP-2

ENCLOSURE WEST ELEVATION Copy 1  
1/8" = 1'-0"



1  
MCUP-2

ENCLOSURE NORTH ELEVATION Copy 1  
1/8" = 1'-0"



**ENCLOSURE RENDERING**



**KENNETH D. SMITH  
ARCHITECT  
& ASSOCIATES, INC.**

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EL CAJON - CA - 92020  
PH / 619 444 2182  
Fax / 619 442 2699

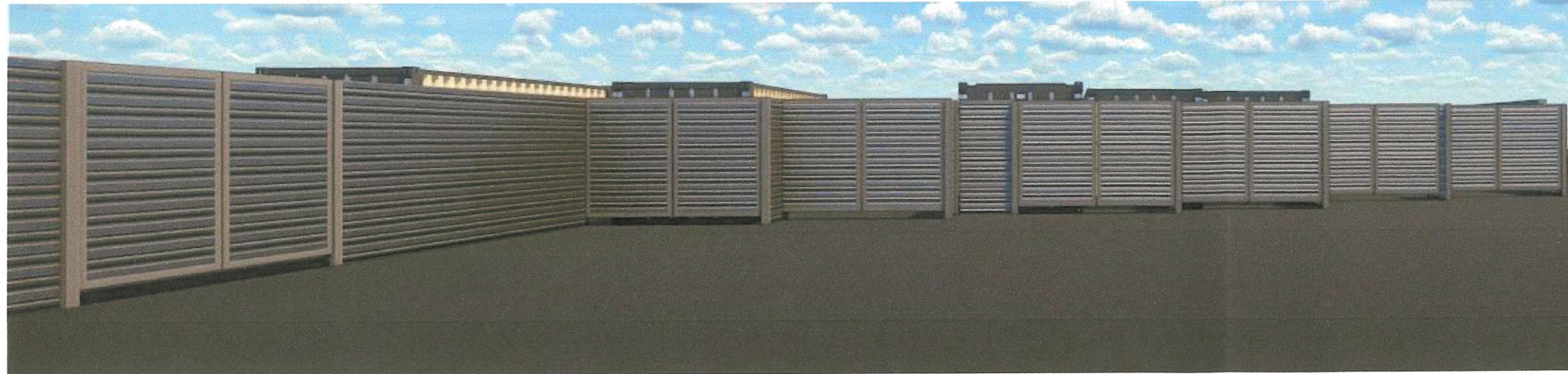
TENANT IMPROVEMENT FOR

**1940 WELD BLVD**

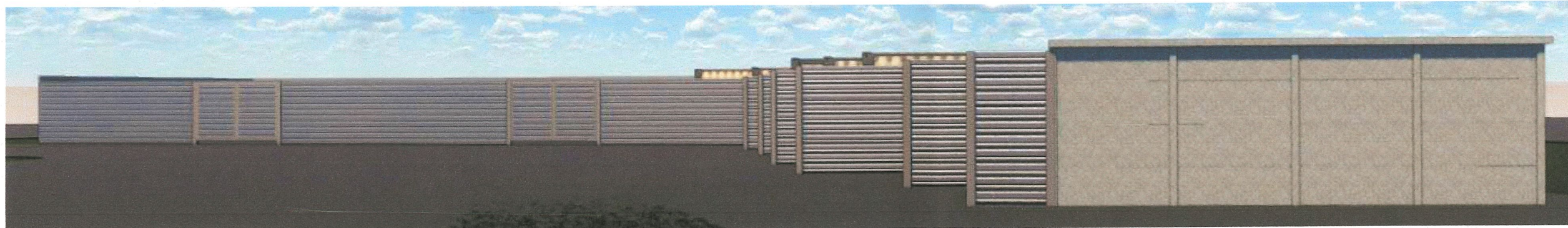
**1940 WELD BLVD, EL CAJON, CA  
92020**

DATE: 8/13/18  
JOB NO: 17014

**MCUP-3**



**NORTH ELEVATION**



**WEST ELEVATION**



**KENNETH D. SMITH  
ARCHITECT  
& ASSOCIATES, INC.**

500 FESLER ST. SUITE 102  
EL CAJON - CA - 92020  
PH / 619 444 2182  
Fax / 619 442 2699

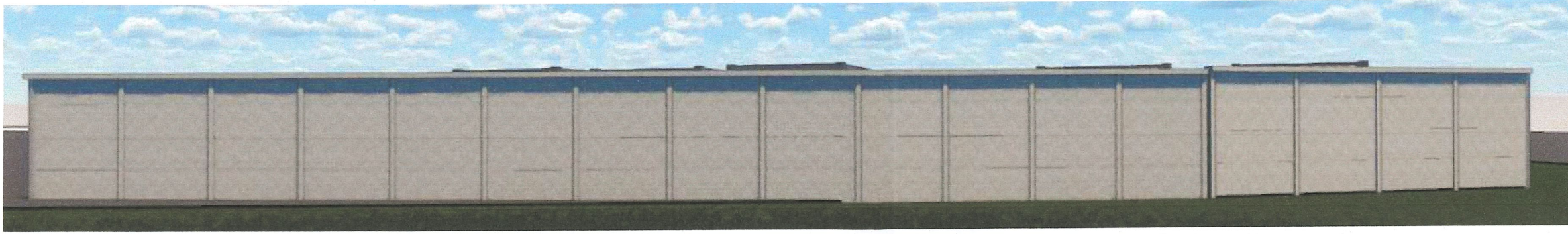
TENANT IMPROVEMENT FOR

**1940 WELD BLVD**  
**1940 WELD BLVD, EL CAJON, CA**  
**92020**

DATE: 3/11/19  
JOB NO: 18023

**MCUP-4**





**SOUTH ELEVATION**



**EAST ELEVATION**



**KENNETH D. SMITH  
ARCHITECT  
& ASSOCIATES, INC.**

500 FESLER ST. SUITE 102  
EL CAJON - CA - 92020  
PH / 619 444 2182  
Fax / 619 442 2699

TENANT IMPROVEMENT FOR

**1940 WELD BLVD**

**1940 WELD BLVD, EL CAJON, CA**

**92020**

DATE: 3/11/19  
JOB NO: 18023

**MCUP-5**

Google Maps 1921 Weld Blvd

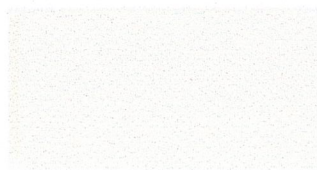


Image capture: Sep 2018 © 2019 Google

Santee, California



Street View - Sep 2018



**VIEW OF EXISTING  
TEMPORARY CONTAINER  
FROM STREET**



**KENNETH D. SMITH  
ARCHITECT  
& ASSOCIATES, INC.**

500 FESLER ST. SUITE 102  
EL CAJON - CA - 92020  
PH / 619 444 2182  
Fax / 619 442 2699

TENANT IMPROVEMENT FOR

**1940 WELD BLVD**  
**1940 WELD BLVD, EL CAJON, CA**  
**92020**

DATE: 3/11/19  
JOB NO: 18023

**MCUP-6**



Community Development Department  
**PLANNING COMMISSION AGENDA REPORT**

City of El Cajon

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Deemed Approved Lodging Establishment Hotel and Motel Program</b>
<b>Request:</b>	<b>Zoning Code Amendment</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	Zoning Code Amendment No. 436
<b>Location:</b>	Citywide
<b>Applicant:</b>	City of El Cajon - Planning
<b>Project Planner:</b>	Melissa Devine, 619.441.1773, mdevine@cityofelcajon.us
<b>City Council Hearing Required?</b>	Yes   June 11, 2019
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolution in order recommending City Council approval of the proposed CEQA exemption and Zoning Code Amendment No. 436.</li> </ol>

**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. The goals of this program are to provide a common set of expectations and standards that all motels and hotels must abide by to provide guests with clean and safe lodging and to minimize nuisance or criminal activity commonly associated with temporary lodging. The background information regarding the development of this ordinance is provided in the previous workshop agenda report attached to this report.

**BACKGROUND**

The City has an inventory of 19 motels and 1 hotel with a total of 1,120 rooms. An additional 96 rooms will be added once the Hampton Inn Hotel opens in 2020. Over the past few years, the Police Department and code compliance staff have responded to problems related to these businesses including several fires, gang and drug activity, prostitution, assaults, severe pest infestations, building and fire code violations, and unpermitted construction.

Direct costs to the city include code and building compliance costs for enforcement and police and fire response costs. The estimated police response to an establishment such as the Rodeway Inn, with over 400 calls for services in 2018, is estimated to be as high as \$100,000 in police officer time in one year. The indirect costs to the city range from secondary impacts in adjacent neighborhoods due to nuisance activity, to the potential lost economic activity to businesses in the surrounding areas.

The Planning Commission initiated a zoning code amendment on February 20, 2018 directing staff to study and return with an ordinance establishing a program for motels and hotels. An internal working group convened and studied various models and determined that the proposed deemed approved ordinance provided the best combination of limited governmental involvement, certainty for business operations, and a mechanism to address problems while minimizing the impact on existing responsibly-operated businesses.

## **DISCUSSION**

### *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, security measures, minimum property standards, maintenance, nuisance activity, the payment of Transient Occupancy Tax and compliance with all building, fire, and housing codes and applicable state and federal laws. The section pertaining to registration requirements was removed from the draft and the existing registration regulations in chapter 9.25 are now referenced. The existing registry requirements will remain in place.

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. The grounds for revocation would be an ongoing and serious violation of the

deemed approved standards. Calls for service (CFS) were not included in the proposed performance standards. A high number of CFS would not constitute a violation of the standards. However, it may indicate that there is a serious ongoing problem with nuisance or criminal activity, which if the issue were not rectified, could be one of the violations considered grounds for revocation.

#### *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. It is anticipated the costs for these inspections will be absorbed into the ongoing staff workload with the goal of reducing other demands on staff time from responses to complaint calls or CFS as the problem establishments institute measures to improve safety and security, address deferred maintenance, and raise the standard of the lodging to attract a quality clientele.

#### *Crime Free Program*

The Police Department will continue the voluntary crime free program, which offer free training, consultations, and the services of a community liaison.

### **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 to implement a lodging establishment deemed approved ordinance will further the goals of the General Plan to improve the overall appearance of the City and to improve public safety through the establishment and enforcement of minimum maintenance and property standards and security measures intended to reduce nuisance and criminal activity and maintain quality lodging establishments in El Cajon. General Plan Objective 9-4 calls for the commercial developments to adhere to strict standards of performance and Policy 9.4-12 recommends the periodic inspection of buildings to ensure compliance with codes and standards. The implementation of performance standards and compliance will ensure that the commercial businesses are operated responsibly, maintained, and assist in the implementation of the goal of the General Plan to create and maintain a strong commercial base in El Cajon.

- 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 and applies to all motels and hotels. The implementation of a deemed approved ordinance will not conflict with any specific plan applicable to a property subject to this ordinance. Thus, the proposed zoning code amendment does 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 to all motels and hotels. It is in the public interest to ensure that lodging establishments are operated responsibly and adhere to performance standards that ensure that lodging establishments are safe and sanitary for guests and minimize nuisance or criminal activity. The proposed deemed approved lodging establishment ordinance will also provide a mechanism for dealing with problem or nuisance properties that have direct costs to the City for police response and code compliance actions and a negative impact on the surrounding area. It is in the best interest of residents, visitors, businesses, and motel owners and operators that the City has quality lodging establishments that are an asset and not a drain on public resources and a nuisance to the surrounding community.

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

The proposed Zoning Code Amendment No. 436 is exempt from 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. The proposed zoning code amendment would apply to existing motels and hotels. No physical impacts are anticipated to occur, and it can be determined with certainty that the project will not have a significant effect on the environment; therefore, the project is exempt from CEQA.

#### **PUBLIC NOTICE & INPUT**

Notice of this public hearing was published in the East County Gazette on April 25, 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. The public notice and draft ordinance were sent to motel and hotel

operators, property owners and property addresses. No comments were received in advance of this hearing.

A Planning Commission workshop was held April 2, 2019. Notices were mailed to property owners and the business addresses. Two individuals spoke at the public workshop. Comments expressed at the workshop primarily concerned police response.

City staff held a stakeholder workshop on May 17, 2018 to solicit feedback from motel and hotel property owners, managers, and other interested parties. Concerns regarding the earlier concept of including a Calls for Service metric were expressed as well as concerns regarding the homeless population and police response.

### **RECOMMENDATION**

Staff recommends that the Planning Commission recommend City Council approval of the draft ordinance. The Deemed Approved Lodging Establishment Ordinance will bring a common set of standards and expectations to improve the safety, cleanliness, and minimize potential nuisance activity at the city's temporary lodging establishments.

**PREPARED BY:**



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**Melissa Devine**  
**SENIOR PLANNER**

**APPROVED BY:**



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**Anthony Shute**  
**DIRECTOR OF COMMUNITY**  
**DEVELOPMENT**

## **ATTACHMENTS**

1. Hotel and Motel Map
2. Public Hearing Notice
3. Proposed Resolution Recommending City Council APPROVAL of the Deemed Approved Lodging Establishment Ordinance  
Exhibit A: Draft Deemed Approved Lodging Establishment Ordinance
4. Resolution No. 10931 INITIATING the Zoning Code Amendment
5. Planning Commission Agenda Report, Deemed Approved Lodging Establishment Workshop dated April 2, 2019
6. Motel and Hotel Frequently Asked Questions





## Motel & Hotels

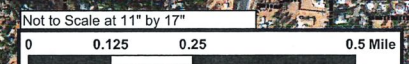
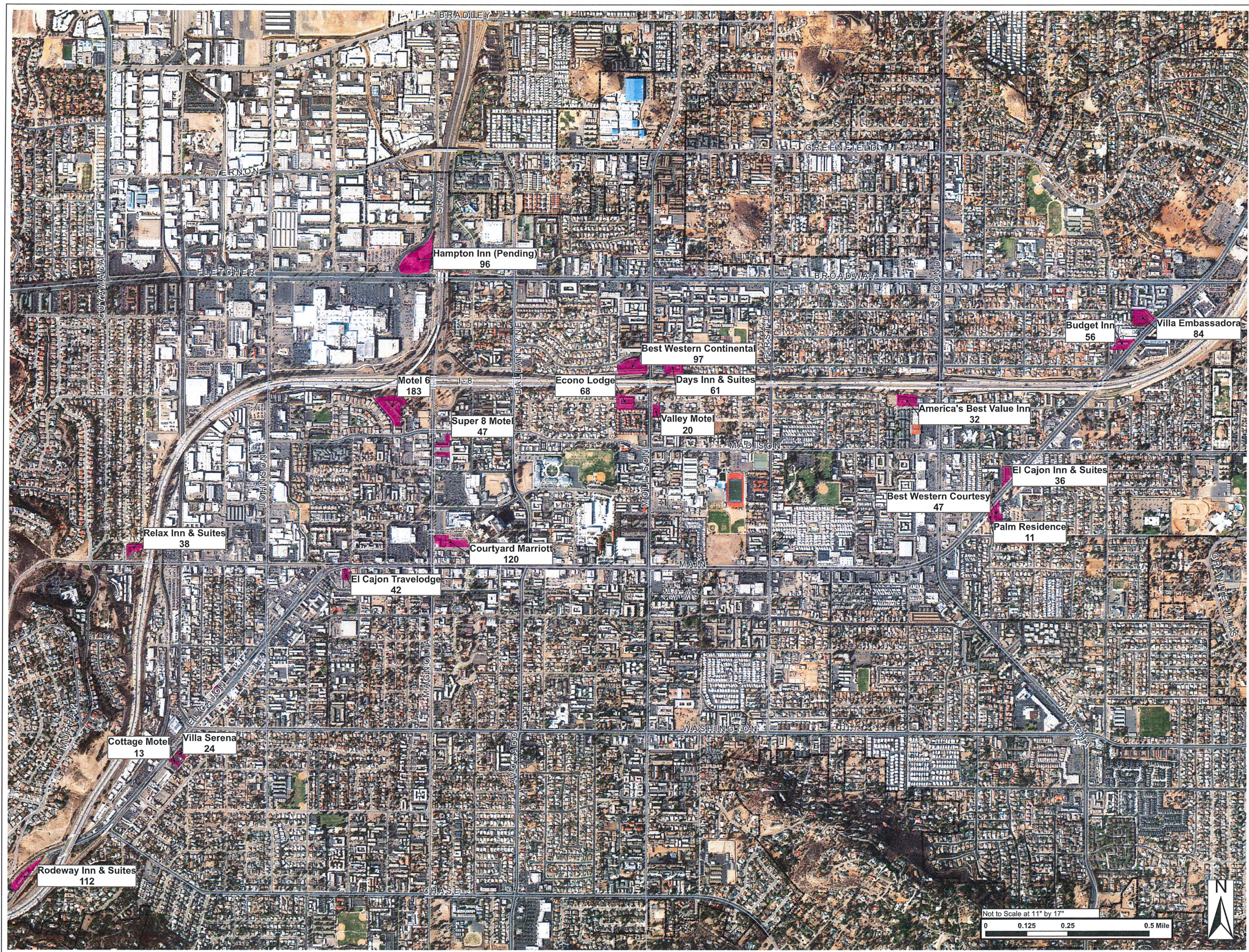
- Roads Vicinity
- Hotels
- El Cajon Municipal Boundary

**Motels: 19**  
**Rooms: 1,000**

**Hotels: 1**  
**Rooms: 120**

**Total Hotel and Motels: 20**  
**Total Rooms: 1,120**

**Pending Hotel: 96 rooms**



Author: M. Devine Date: 6/12/2018

MAP CREATED FROM SOURCES DEEMED RELIABLE BY THE CITY OF EL CAJON, INCLUDING SOME DATA PROVIDED BY



A JOINT POWERS AGENCY ([WWW.SANGIS.ORG](http://WWW.SANGIS.ORG)) ([WWW.SANDAG.ORG](http://WWW.SANDAG.ORG))

EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THIS MAP. HOWEVER, THE CITY OF EL CAJON DOES NOT ASSUME ANY LIABILITY ARISING FROM ITS USE. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. PROPRIETARY INFORMATION: THE USE OF THIS INFORMATION IS PURSUANT TO SUBLICENSURE AGREEMENT ONLY. ANY RESALE OR RELICENSING OF THIS INFORMATION IS PROHIBITED, EXCEPT IN ACCORDANCE WITH SUCH SUBLICENSING AGREEMENTS.



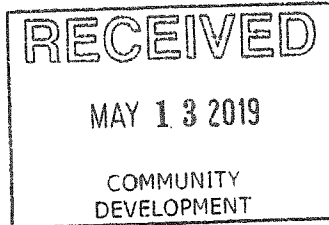
PO BOX 697., El Cajon, CA 92022  
 270 E. Douglas Ave., EL Cajon, CA 92020  
 Phone: (619) 444-5774  
 e-mail: legals@ecgazette.com

**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: 04/25/19  
 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 PROPOSED  
 DEEMED APPROVED LODGING  
 ESTABLISHMENT  
 EL CAJON MUNICIPAL CODE  
 AMENDMENT**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at 7:00 p.m., Tuesday, May 21, 2019, and the El Cajon City Council will hold a public hearing at 7:00 p.m., Tuesday, June 11, 2019, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider an: AMENDMENT TO THE MUNICIPAL CODE and ZONING CODE AMENDMENT NO. 436. This is a City-initiated proposal to amend Titles 9 (Public Peace, Morals, and Welfare), 15 (Building and Construction), and 17 (Zoning) of the El Cajon Municipal Code. The Planning Commission will be presented with the Municipal Code amendments to Title 17, and the City Council will be presented with the Planning Commission's recommendation in addition to the Municipal Code amendments to Titles 9 and 15. The proposed Deemed Approved Lodging Establishment Ordinance confers deemed approved status to all permitted, conditionally permitted, and legal nonconforming existing hotel and motel activities and provides operational standards and a hearing process to review violations of those standards in order to protect the public health, safety, and welfare of the people of the City of El Cajon and to prevent nuisance activities generating from the lodging activities. More information about this project can be found at [www.cityofelcajon.us/motel](http://www.cityofelcajon.us/motel).

This project is exempt from the California Environmental Quality Act (CEQA).

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 [www.cityofelcajon.us/your-government/city-meetings-with-agendas-and-minutes-all](http://www.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 Project Assistance Center 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 Planning at 619.441-1742. More information about planning and zoning in El Cajon is available at [www.cityofelcajon.us/your-government/departments/community-development/planning-division](http://www.cityofelcajon.us/your-government/departments/community-development/planning-division).

If you have any questions, or wish any additional information, please contact MELISSA DEVINE at 619.441-1742 or via email at [mdevine@cityofelcajon.us](mailto:mdevine@cityofelcajon.us) and reference "Deemed Approved Lodging" in the subject line.

## PROPOSED PLANNING COMMISSION RESOLUTION

### A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF ZONING CODE AMENDMENT NO. 436 DEEMED APPROVED LODGING ESTABLISHMENT.

WHEREAS, there is an established pattern of problem lodging establishments in El Cajon with a history of substandard conditions and criminal and nuisance activity; and,

WHEREAS, there is a fiscal and service level impact on city resources from responding to calls for service and code enforcement actions; and,

WHEREAS, the criminal and nuisance activity has a negative impact on the surrounding neighborhood; and,

WHEREAS, further monitoring and oversight of motels and hotels, described as follows as lodging establishments, is needed to ensure that lodging establishments are operated and maintained in a safe and clean manner that discourages nuisance and criminal activity and that the operations do not deteriorate over time; and

WHEREAS, minimum maintenance, security and property standards are needed to ensure that lodging establishments are not a source of undue public nuisance or visual blight; and

WHEREAS, a lodging establishment deemed approved ordinance will improve the quality of the City's transient lodging, improve overall maintenance and property conditions, and ensure that motels and hotels are operated responsibly; and

WHEREAS, the deemed approved approach will provide certainty for the continued operations of motel and hotels while providing an opportunity for the City to address ongoing nuisance and problem properties through deemed approved status modification or revocation; and

WHEREAS, on February 20, 2018, the Planning Commission adopted Resolution No. 10931 initiating an amendment to the Zoning Code to implement a motel and hotel program; and,

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on May 21, 2019, to consider Zoning Code Amendment No. 436 to implement a deemed approved ordinance for lodging establishments; 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 Zoning Code Amendment No. 436 is exempt from 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. The proposed zoning code amendment would apply to existing motels and hotels. No physical impacts are anticipated to occur, and it can be determined with certainty that the project will not have a significant effect on the environment; therefore, the project is exempt from CEQA.
- B. The proposed changes to the Zoning Code to implement a lodging establishment deemed approved ordinance will further the goals of the General Plan to improve the overall appearance of the City and to improve public safety through the establishment and enforcement of minimum maintenance and property standards and security measures intended to reduce nuisance and criminal activity and maintain quality lodging establishments in El Cajon. General Plan Objective 9-4 calls for the commercial developments to adhere to strict standards of performance and Policy 9.4-12 recommends the periodic inspection of buildings to ensure compliance with codes and standards. The implementation of performance standards and compliance will ensure that the commercial businesses are operated responsibly, are maintained, and assist in the implementation of the goal of the General Plan to create and maintain a strong commercial base in El Cajon.
- C. The proposed Zoning Code amendment is applicable citywide and applies to all motels and hotels. The implementation of a deemed approved ordinance will not conflict with any specific plan applicable to a property subject to this ordinance. Thus, the proposed zoning code amendment does not conflict with specific plans.
- D. The proposed zoning code amendment is applicable citywide to all motels and hotels. It is in the public interest to ensure that lodging establishments are operated

responsibly and adhere to performance standards that ensure that lodging establishments are safe and sanitary for guests and minimize nuisance or criminal activity. The proposed deemed approved lodging establishment ordinance will also provide a mechanism for dealing with problem or nuisance properties that have direct costs to the City for police response and code compliance actions and a negative impact on the surrounding area. It is in the best interest of residents, visitors, businesses, and motel owners and operators that the City has quality lodging establishments that are an asset and not a drain on public resources and a nuisance to the surrounding community.

WHEREAS, after considering such evidence and facts the Planning Commission did consider Zoning Code Amendment No. 436 as presented at its meeting.

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

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to Zoning Code Amendment No. 436.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Zoning Code Amendment No. 436 included as Exhibit A.

{The remainder of this page is intentionally blank}

Proposed Planning Commission

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held May 21, 2019, by the following vote:

AYES:  
NOES:  
ABSENT:

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Darren MROZ, Chair

ATTEST:

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Melissa Devine, 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 section 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.

### B. Registration Requirements

Each lodging establishment shall comply with the El Cajon Municipal Code chapter 9.25 *Hotel, Motel and Lodging House Registration Regulations*.

### 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.

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.

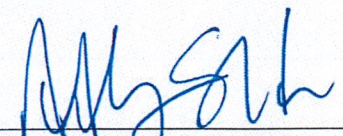


PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held February 20, 2018, by the following vote:

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

  
\_\_\_\_\_  
Paul CIRCO, Vice Chair

ATTEST:

  
\_\_\_\_\_  
Anthony SHUTE, AICP, Secretary



Community Development Department  
**PLANNING COMMISSION AGENDA REPORT**

City of El Cajon

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

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<sup>1</sup> 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.<sup>2</sup> 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.

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<sup>2</sup> *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**

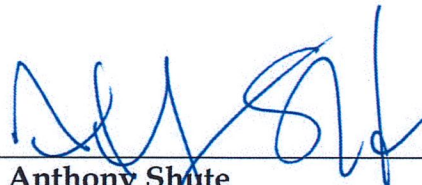
No action is requested. City staff invites feedback from the Planning Commission and public on the draft ordinance.

**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

Motel and Hotel Program  
Deemed Approved Lodging Establishment Ordinance  
Frequently Asked Questions  
5.13.19

***Why is the City developing this program?***

Over the past few years, a number of problem motel and hotel properties have required extensive police and code enforcement action due to lack of effective management practices and maintenance. Infestations of pests, basic habitability violations, and ongoing criminal activity create unsafe conditions for guests, employees, and the surrounding neighborhood. The City is developing this program to enforce minimum standards to which all establishments must adhere. This creates a level playing field for everyone and elevates the quality and status of hotels and motels in El Cajon, which in turn will help to improve business.

***How will this ordinance affect me or my business?***

Your business will continue to operate responsibly without any new permits or fees. You will be required to adhere to the performance standards and periodic inspections will take place to ensure the standards are being met.

***Can I opt out of this program?***

This program will apply to all motels and hotels in El Cajon.

***What are calls for service (CFS)? What is the City doing with this information?***

Excessive calls for service for nuisance or disturbance activity is a drain on police resources. These calls can be minimized with appropriate management practices and the implementation of Crime Prevention through Environmental Design (CPTED) practices or features.

Calls for service are generated by calls into dispatch regarding activity happening on a specific property. The City is looking at how motels and hotels perform in relation to other motels and hotels in the City. A hotel with excessive CFS would be one that is in excess of the average and has not implemented practices or measures to reduce CFS. This would not be an evaluation tool but may be used as an indication of a problem that needs to be addressed. Motels and hotels will not be charged for CFS or penalized. In order to encourage each owner and operator to institute best management practices and encourage further cooperation, the City intends to track CFS to help evaluate how the program is working.



*What is the City doing to address the homeless problem?*

The City is tackling the homeless issue on several fronts. Specific areas with high nuisance homeless activity are being targeted for intensive policing programs, the City is investing in programs to reunite homeless individuals with families, connect homeless individuals to housing by funding a Housing Navigator, and funding housing vouchers to get homeless persons into permanent housing. For more information, please check out the website at: <https://www.cityofelcajon.us/resident-services/public-safety/addressing-homelessness>

*Police response can be slow for addressing problem people or illegal parking or stolen cars. How can we get a faster response?*

The police department is required by law and policy to handle calls on a priority basis. Simply put, calls involving Domestic Violence, crimes in progress and incidents that represent an immediate danger to the public must come first.

Things that may help you get a quicker response can be as simple as providing our dispatchers with the most accurate information you can and answering all of their questions fully. If you have problems with guests it helps us if you are able to provide their full name, date of birth and identification numbers, as well as specific details about what they are doing that is the problem. This will allow us to run records checks to determine if they have warrants, are on probation or parole and may help us to prioritize the call more accurately than if you only tell us simple information like they are playing loud music or they didn't check out on time.

With respect to vehicle information, a good vehicle description including the license plate is important. If you're able to get the Vehicle Identification Number, or at least the last 4 numbers of it, that may help us to identify vehicles as stolen more easily. Please understand that parking violations are, by nature, a lower priority and we will get to them as soon we can. Stolen vehicles are a higher priority, particularly if they are occupied or if you are able to link them to one of your guests or rooms. This is one reason why we ask you to get this information from your guests whenever possible.