



City of El Cajon

Planning Commission Agenda

Tuesday, January 19, 2021 Meeting

7:00 PM

PAUL CIRCO, Chair
ANTHONY SOTTILE, Vice Chair
HUMBERT CABRERA
DARRIN MROZ
REBECCA POLLACK-RUDE

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

Please note that, pursuant to the Governor of the State of California Governor's Executive Order N-29-20, and in the interest of the public health and safety, members of the Planning Commission and Staff may attend the meeting telephonically. Further, Orders from the San Diego County Health Officer prevent persons other than City officials and essential employees to be physically present.

In accordance with the Executive Order, and in compliance with the County Health Officer's Orders, the public may view the meeting and participate via the online meeting platform, Zoom Webinar. You may access the virtual meeting via the link below or log in to Zoom.us and use the meeting ID number below. You can also use the phone number listed below to call in and listen to the meeting. You do not need a computer to access the meeting via phone.

Meeting Link	https://zoom.us/j/96870713276
Webinar ID	968 7071 3276
Phone Audio Option:	1 669 900 6833

If you need assistance connecting via Zoom to the meeting, please refer to the instructions provided at zoom.us. Video tutorials on how to connect to Zoom are provided at the following link: <https://support.zoom.us/hc/en-us>.

To submit comments on an item on this agenda, or a Public Comment, please e-mail the comments with Planning Commission in the subject line to planning@cityofelcajon.us before 5 p.m. on Tuesday, January 19, 2021, or you may submit written comments during your participation in the Zoom meeting. Comments will be accepted up to the conclusion of the public hearing of each item. Comments will be limited to 300 words and will be entered into the official Commission Meeting Record.

The Planning Commission will endeavor to include all comments prior to taking actions. Should technical difficulties arise, they will be resolved as soon as possible.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CHAIRPERSON'S WELCOME

Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Friday, February 12, 2021 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.

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. Non-agenda public comments must be submitted before the end of public comment during the meeting.

CONSENT

Agenda Item:	1
	Planning Commission minutes of January 5, 2020

PUBLIC HEARINGS

Agenda Item:	2
Project Name:	Burning Beard Brewery
Request:	Ancillary Restaurant Use to Existing Brewery
CEQA Recommendation:	EXEMPT
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2020-0012
Location:	785 Vernon Way
Applicant:	Jeff Weiderkehr; 619-884-4716; jeff@burningbeardbrewing.com
Project Planner:	Melissa Devine; 619-441-1773; mdevine@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none">1. Conduct the public hearing; and2. MOVE to adopt the next resolutions in order, approving the CEQA exemption and CUP No. 2020-0012, subject to conditions.

Agenda Item:	3
Project Name:	2021 Zoning Code Amendment
Request:	Initiate Zoning Code Amendment
CEQA Recommendation:	EXEMPT
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	ZCA-2021-0001
Location:	Citywide
Applicant:	Community Development Department
Project Planner:	Melissa Devine; 619-441-1773; mdevine@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none">1. Conduct the public hearing; and2. MOVE to adopt the next resolution in order, initiating an amendment to the El Cajon Zoning Code.

Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Friday, February 12, 2021 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.

4. OTHER ITEMS FOR CONSIDERATION
5. STAFF COMMUNICATIONS
6. COMMISSIONER REPORTS/COMMENTS
7. ADJOURNMENT

This Planning Commission meeting is adjourned to February 2, 2021 at 7 p.m.

Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Friday, February 12, 2021 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 JANUARY 5, 2021

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

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.

COMMISSIONERS PRESENT: Paul CIRCO (Chair) / *(via virtual platform)*
 Humbert CABRERA *(via virtual platform)*
 Darrin MROZ *(via virtual platform)*
 Rebecca POLLACK-RUDE *(via virtual platform)*
 Anthony SOTTILE (Vice Chair) *(via virtual platform)*

COMMISSIONERS ABSENT: None

STAFF PRESENT: Anthony SHUTE, Director of Community Development / *(via virtual platform)*
 Barbara LUCK, Staff Attorney / *(via virtual platform)*
 Laura JUSZAK, Customer Service Rep / *(via virtual platform)*

Chairman CIRCO explained the procedures of the virtual meeting, which is in compliance with the State of California Governor’s Executive Order, and the County of San Diego’s Health Officer’s Orders.

PUBLIC COMMENT:

One email received prior to start of meeting read into record by Anthony SHUTE.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of December 1, 2020

Motion was made by SOTTILE, seconded by MROZ, to approve the December 1, 2020 minutes; carried 5-0.

PUBLIC HEARING ITEM:

Agenda Item:	2
Project Name:	Sign Ordinance Amendment
Request:	Amend Sign Ordinance to allow signs on City-owned property under certain criteria
CEQA Recommendation:	EXEMPT
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Zoning Code Amendment (ZCA) No. 2020-0002
Location:	Citywide
Applicant:	City of El Cajon
Project Planner:	Anthony Shute, 619-441-1742, tshute@cityofelcajon.us
City Council Hearing Required?	Yes January 26, 2021
Recommended Actions:	<ol style="list-style-type: none">1. Conduct the public hearing; and2. MOVE to adopt the next resolution in order recommending approval of the Zoning Code Amendment allowing signs on city-owned property.

SHUTE summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the proposed resolution recommending City Council approval.

The public hearing was opened. No public comments were received prior to or during the meeting. No one spoke in favor or opposition.

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

Motion was made by CABRERA, seconded by CIRCO, to adopt the resolution RECOMMENDING City Council approval of ZCA-2020-0002; carried 5-0.

The appeal period of this item ends at 5 p.m., Friday, January 15, 2021.

COMMUNICATIONS:

There were no project updates from staff or Commission.

ADJOURNMENT:

Motion was made by CIRCO, seconded by SOTTILE, to adjourn the meeting of the El Cajon Planning Commission at 7:38 p.m. this 1st day of December 2020 until 7:00 p.m., Tuesday, January 5, 2021; carried 5-0.

Paul CIRCO, Chair

ATTEST:

Melissa DEVINE, Secretary



Agenda Item:	2
Project Name:	Burning Beard Brewery
Request:	Ancillary Restaurant Use to Existing Brewery
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number:	Conditional Use Permit (CUP) No. 2020-0012
Location:	785 Vernon Way
Applicant:	Jeff Weiderkehr; 619-884-4716; jeff@burningbeardbrewing.com
Project Planner:	Melissa Devine; 619-441-1773; mdevine@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order, approving the CEQA exemption and CUP No. 2020-0012 subject to conditions.

PROJECT DESCRIPTION

This project proposes to add an ancillary restaurant use to the existing Burning Beard Brewery that produces alcohol (beer) and operates a tasting room for on-site consumption. The subject property is located on the south side along Vernon Way between North Marshall and North Johnson Avenues, and is addressed as 785 Vernon Way. The applicant has a Department of Alcoholic Beverage Control (ABC) Type 23 described as a “Small Beer Manufacturer” license which authorizes a small scale brewery with a restaurant. The existing brewery for alcohol production with a tasting room is a permitted use in the Manufacturing (M) zone, while alcohol production with full-service restaurant requires a Conditional Use Permit (CUP). The brewery and proposed restaurant hours of operation are 9:00 a.m. to 9:00 p.m. daily.

BACKGROUND

General Plan:	Industrial Park (IP)
Specific Plan:	N/A
Zone:	Manufacturing (M)
Other City Plan(s):	Site Development Plan (SDP) No. 885
Regional and State Plan(s):	None
Notable State Law(s):	None

The building was constructed in 1961, and Site Development Plan Permit (SDP) No. 885 was approved March 30, 1984 indicating the building locations and parking that currently

exist on the site. Breweries are permitted uses within the M zone and do not require a use permit. The brewery began operation in 2015. Subsequently, the applicant applied for CUP for a restaurant use at the brewery in 2019. The Planning Commission approved CUP No. 2252 on June 18, 2019. The approval expired on June 18, 2020, and a request for an extension was not received prior to the expiration.

Project Site & Constraints

The existing site is approximately 80,327 square feet and occupied by four existing manufacturing buildings.

Surrounding Context

Surrounding land uses are predominantly manufacturing and offices associated with manufacturing uses. Properties surrounding the site are developed and zoned as follows:

Direction	Zones	Land Uses
North (across Vernon)	M	Office and Manufacturing, business park
South	M	Industrial
East	M	Industrial
West	M	Industrial

Vernon Way is a primary street where manufacturing businesses are located.

General Plan

The project site is designated Industrial Park (IP). As described in the Land Use Element of the General Plan, the Industrial Park designation is intended to include manufacturing, warehousing, and limited industrial uses. This request for an ancillary restaurant use to the existing brewery is consistent with the intent of the IP General Plan land use designation as it does not change the primary use.

Zoning Code

The El Cajon Municipal Code (ECMC) Manufacturing Land Use Table indicates that alcohol beverage production with full-service restaurant within the M zone requires a CUP. ECMC section 17.225.210 (Tasting Rooms) establishes standards for operating a tasting room, such as the hours of operation, products sold shall be products produced on-site and that the tasting room shall not exceed 15 percent of the production gross floor area. The CUP ensures applicable development standards, use restrictions, and compatibility with surrounding properties and land uses.

Alcohol Beverage Control Act

The sale of alcohol is regulated by the Alcoholic Beverage Control (ABC) Act (Business and Professions Code sections 23000-25762). The ABC Department administers the provisions of the ABC Act including the licensing process. They handle the administration, licensing, and compliance of licenses in accordance with the Business and Professions Code which outlines criteria for approving or denying licenses which allows

for local participation that can impose regulations pursuant to valid police and/or land use authority. Criteria includes crime rates, overconcentration of licenses and compliance with local zoning regulations.

DISCUSSION

The Burning Beard Brewery with tasting room has been operating with no reported issues since 2015. Furthermore, the use will continue to adhere to the standards contained in section 17.225.210 for tasting rooms. The addition of an ancillary restaurant use within the existing brewery is appropriate and compatible with the surrounding neighborhood, as it does not change the primary use of the business (manufacturing).

The proposal includes the required number of on-site parking spaces located at the front, eastern side and rear of the property for a total of 60 spaces that would be used among the various manufacturing uses on site.

Improvements to the site for the additional restaurant use include a parking reconfiguration and a trash enclosure to be located between the building containing the brewery and the building to the south.

The Police Department has reviewed the proposal and has determined the ancillary restaurant use would not impact the Police Department, criminal activity, or public safety as long as the business operates within the guidelines and regulation requirements set forth by the Department of ABC. If the business becomes non-compliant, there is a mechanism for revocation.

FINDINGS

The Commission shall approve issuance of the permit upon meeting the CUP findings listed in section 17.50.060. If the Commission can make all of the findings, it must approve the issuance of the CUP. The findings for CUP approval are as follows:

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

The IP General Plan land use designation is established to provide for manufacturing, warehousing, and limited industrial uses as well as certain employment generating office and service uses characterized by: a lack of public contact, a non-retail orientation, limited traffic generation, and no need for advertising or retail signage. Policy 4-3.3 of the General Plan states "New directions in land use will be accepted provided they remain basically compatible with industrial uses." Restaurant uses within manufacturing zones require a Conditional Use Permit to ensure compatibility with the surrounding uses. An ancillary restaurant use associated with a brewery is consistent and compatible with the IP General Plan land use designation since the primary manufacturing use would not change.

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

The proposed accessory restaurant use would be within the interior of the existing building and not require any modifications or additions to the exterior of the building. The interior remodeling of the proposed kitchen area would not alter the existing tasting room. The required number of on-site parking spaces for all the uses on the site. A new trash enclosure would be constructed on the site and the parking lot re-striped.

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

The vicinity of the subject property is developed with manufacturing uses. An ancillary restaurant use to an existing brewery is considered an appropriate and compatible land use in a manufacturing center. The brewery would continue to operate within the performance standards listed in ECMC section 17.225.210 (Tasting Rooms).

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

Impacts are not anticipated with the normal conduct of an ancillary restaurant to an existing brewery in a manufacturing zone. However, if the establishment does become a nuisance, the city has performance standards for those impacts that are addressed through code enforcement actions when complaints are received. Furthermore, there are no identified existing problems in the project vicinity that may be exacerbated by on-sale food service such as loitering, public drunkenness, noise, and littering. The establishment could face revocation if found to be out of compliance.

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

The existing brewery has been operating within tasting room standards and a sufficient amount of on-site parking is provided. The proposal is a common ancillary use to the operation of a brewery. The ability to enjoy beer with a meal serves the public interest in providing a convenient dining and service option.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed addition of an ancillary restaurant to the existing brewery is exempt from the provisions of the California Environmental Quality Act (CEQA) according to section 15301 of the CEQA Guidelines. Section 15301 provides an exemption for the permitting of existing structures where no new structures are established. In this instance, the existing structure is being modified and the project involves issuing a permit for the brewery to add an accessory restaurant use to the existing beer manufacturing and on-sale beer sales. No new environmental impacts would result. Therefore, section 15301 is an appropriate exemption for the proposed project.

PUBLIC NOTICE & INPUT

Notice of this public hearing was mailed on January 7, 2021, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website.

RECOMMENDATION

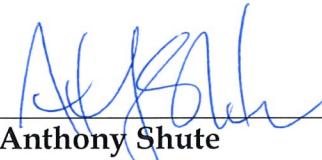
Staff is recommending approval of CUP No. 2020-00012 for an ancillary restaurant use within an existing brewery.

REVIEWED BY:



Melissa Devine
PLANNING
MANAGER

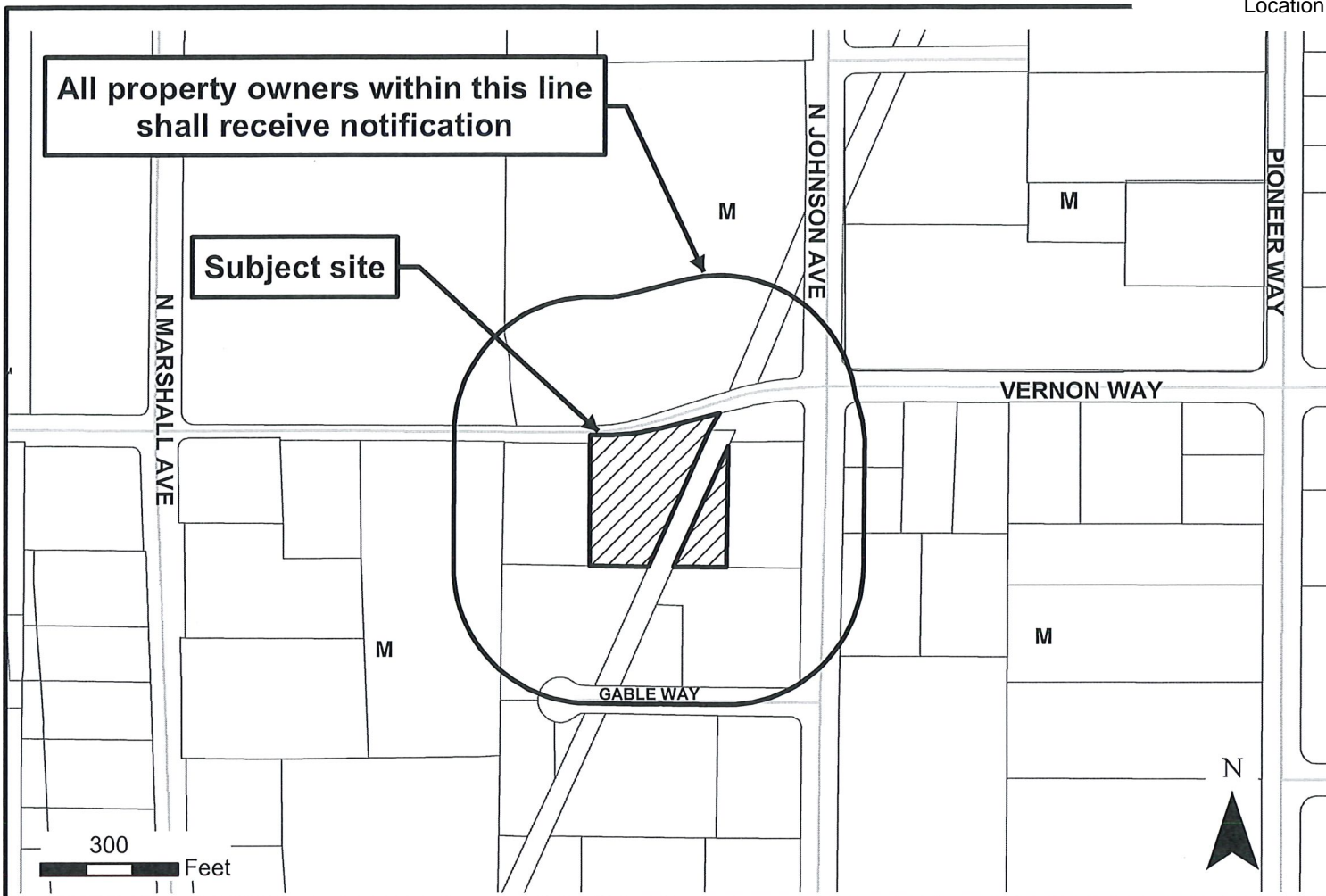
APPROVED BY:



Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution APPROVING CEQA exemption
3. Proposed Resolution APPROVING CUP No. 2020-0012
4. Aerial Photograph of Subject Site
5. Application & Disclosure Statement
6. Project Description
7. ECMC section 17.225.210 (Tasting Rooms)
8. Site Plan



**NOTICE OF PROPOSED
CONDITIONAL USE PERMIT
RESTAURANT AT A BREWERY**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, January 19, 2021**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

CONDITIONAL USE PERMIT NO 2020-0012, as submitted by Jeffrey Wiederkehr of Burning Beard Brewery requesting to permit a restaurant within an existing brewery. A 120 square-foot kitchen is proposed to provide food service for the tap room. The subject property is located on the south side of Vernon Way between North Marshall and North Johnson Avenues and is addressed as 785 Vernon Way. 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>. Please contact Planning at 619-441-1742 if a paper copy of the agenda is needed.

Due to the highly contagious nature of the Covid-19 virus, the Planning Commission may attend the meeting telephonically. The City has provided alternative means to observe the meeting through participation in the online meeting. Meeting details will be available in the meeting agenda 72 hours in advance of the meeting.

Members of the public who wish to send comments on this item, or a Public Comment, are asked to follow the directions in the agenda to provide comments. Comments will be received up to the vote or conclusion of each item. The Planning Commission will endeavor to include all comments prior to taking action and will announce when the comment period for an item will conclude, prior to taking any action or concluding the discussion on the item.

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 **Melissa Devine** at 619-441-1773 or via email at mdevine@cityofelcajon.us and reference "CUP-2020-0012" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTIONS 15301 (EXISTING FACILITIES) FOR CONDITIONAL USE PERMIT NO. 2020-0012 FOR AN ANCILLARY RESTAURANT USE IN CONJUNCTION WITH AN EXISTING ALCOHOL BEVERAGE MANUFACTURER IN THE MANUFACTURING (M) ZONE, APN: 482-170-33, GENERAL PLAN DESIGNATION: INDUSTRIAL PARK (IP).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on January 19, 2020, to consider Conditional Use Permit (CUP) No. 2020-0012, as submitted by Jeff Weiderkehr on behalf of Burning Beard Brewery, requesting an ancillary restaurant use in conjunction with the existing brewery in the Manufacturing (M) zone, on the south side of Vernon Way between North Marshall and North Johnson Avenues, and addressed as 785 Vernon Way, APN: 482-170-33; and

WHEREAS, in accordance with CEQA Guidelines section 15061(b)(2), the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, it is proposed that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) according to section 15301 of the CEQA Guidelines. Section 15301 provides an exemption for the conversion of existing facilities involving the permitting of existing private structures with negligible or no expansion of use beyond that existing use. The project includes an interior modification for a kitchen to provide food service at and existing brewery. No modifications outside minor tenant improvements are proposed. Therefore, section 15301 is an appropriate exemption for the proposed project, as the record of proceedings contains evidence to support the determination that the Class 1 Categorical Exemption applies; and

WHEREAS, no evidence was presented in proceedings that any of the conditions exist to provide exceptions to categorical exemptions as described in CEQA Guidelines section 15300.2, exist; and

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 the proposed exemption for the non-profit community service and service navigation center.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES the proposed CEQA exemption for the ancillary restaurant at Burning Beard Brewery.

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held January 19, 2021, by the following vote:

AYES:
NOES:
ABSTAIN:

Paul CIRCO, Chairperson

ATTEST:

Melissa DEVINE, Secretary

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2020-0012 TO OPERATE AN ANCILLARY RESTAURANT USE IN CONJUNCTION WITH AN EXISTING ALCOHOL BEVERAGE MANUFACTURER IN THE MANUFACTURING (M) ZONE, APN: 482-170-33, GENERAL PLAN DESIGNATION: INDUSTRIAL PARK (IP)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on January 19, 2021, to consider Conditional Use Permit (CUP) No. 2020-0012, as submitted by Jeff Weiderkehr on behalf of Burning Beard Brewery, requesting an ancillary restaurant use in conjunction with the existing brewery in the Manufacturing (M) zone, on the south side of Vernon Way between North Marshall and North Johnson Avenues, and addressed as 785 Vernon Way, APN: 482-170-33; and

WHEREAS, the El Cajon Planning Commission approved the next resolution in order approving the California Environmental Quality Act (CEQA) section 15301 exemption; 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 IP General Plan land use designation is established to provide for manufacturing, warehousing, and limited industrial uses as well as certain employment generating office and service uses characterized by; a lack of public contact, a non-retail orientation, limited traffic generation, and no need for advertising or retail signage. Policy 4-3.3 of the General Plan states, "new directions in land use will be accepted provided they remain basically compatible with industrial uses." Restaurant uses within manufacturing zones require a Conditional Use Permit to ensure compatibility with the surrounding uses. Ancillary restaurant uses associated with a brewery is consistent and compatible with the IP General Plan land use designation since the primary manufacturing use would not change.
- B. The proposed accessory restaurant use would be within the interior of the existing building and not require any modifications or additions to the exterior of the building. The interior remodeling of the proposed kitchen area would not alter the existing tasting room. The revised site plan provides the required number of on-site parking spaces for all the uses on the site.

Proposed Planning Commission Resolution

- C. The vicinity of the subject property is developed with manufacturing uses. An ancillary restaurant use to an existing brewery is considered an appropriate and compatible land use in a manufacturing center. The brewery would continue to operate within the performance standards listed in ECMC section 17.225.210 (Tasting Rooms).
- D. Impacts are not anticipated with the normal conduct of an ancillary restaurant to an existing brewery in a manufacturing zone. However, if the establishment does become a nuisance, the city has performance standards for those impacts which are addressed through code enforcement actions when complaints are received. Furthermore, there are no identified existing problems in the project vicinity that may be exacerbated by on-sale food service such as loitering, public drunkenness, noise, and littering. The establishment could face revocation if found to be out of compliance.
- E. The existing brewery has been operating within tasting room standards and a sufficient amount of on-site parking spaces is provided. The proposal is a common ancillary use to the operation of a brewery. The ability to enjoy beer with a meal serves the public in the vicinity.

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

- 1. The foregoing recitals are true and correct, and constitute findings of the Planning Commission.
- 2. Based upon said findings of fact, the El Cajon City Planning Commission hereby APPROVES CUP No. 2020-0012 for an ancillary restaurant use at an existing brewery, subject to the following conditions:
 - a. Prior to the issuance of building permits, 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. 2020-0012.
 - b. The tasting room may not exceed fifteen percent of the production gross floor area.
 - c. The tasting room and food sales shall only sell products produced on site.
 - d. The hours of the tasting room are limited to 9:00 a.m. to 9:00 p.m. unless revised hours are approved by the Community Development and Police Departments.
 - e. The site shall provide and maintain the required number of parking spaces as shown on the CUP No. 2020-0012 site plan.

Proposed Planning Commission Resolution

- f. On-sale beer shall not jeopardize or endanger the public health or safety of persons residing or working in the surrounding area.
 - g. The primary use of the property shall be that of a brewery, dedicated to the manufacturing of beer.
 - h. The sale of alcoholic beverages for off-site consumption is permitted for only those products manufactured on-site.
 - i. The brewery shall maintain upkeep and ensure operating characteristics are compatible with, and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
 - j. The owners and all employees serving alcoholic beverages shall be required to be certified in Responsible Beverage Service training.
4. The following are ongoing conditions of approval for this CUP and shall be noted on the CUP site plan.
 - a. The use shall be operated in a manner that is compatible at all times with surrounding properties and uses.
 - b. Any change in use or expansion of the facility may require prior City approval, including an amendment to this conditional use permit.
5. The Planning Commission may at any time during the life of this use permit, after holding a new public hearing and considering testimony as to the operation of the approved use, add additional conditions as it deems necessary, to ensure that the approved use continues to be compatible with surrounding properties and continues to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare.
6. The existence of this CUP shall be recorded with the County Recorder.
7. The proposed use shall be operated substantially as presented in the Planning Commission staff report titled CUP No. 2020-0012, dated January 19, 2021, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
8. If all conditions of approval have not been satisfied or if the uses approved by this CUP have not been commenced, and if no request for an extension of time has been received, within one (1) year of the approval Planning Commission or by January 19, 2022, and subsequently approved, this CUP shall be considered null and void in accordance with El Cajon Zoning Ordinance section 17.35.010.

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held January 19, 2021, by the following vote:

AYES:
NOES:
ABSENT:

Paul Circo, Chair

ATTEST:

Melissa DEVINE, Secretary

Burning Beard Brewery Restaurant

CUP No. 2020-0012

785 Vernon Way





Project Assistance Center
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested:

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

Project Location

Parcel Number (APN): 482-170-33-00

Address: 781 Vernon Way El Cajon, CA 92020

Nearest Intersection: N Johnson Avenue

Project Description (or attach separate narrative)

Conditional use permit for new 120 S.F. kitchen inside existing beer manufacturing plant.

Project Screening Questions

Existing use?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, please describe: _____ _____ _____
Modification of use?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	
New development or addition?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
Existing Structures?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	

Age of the structures: 1961

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 _____

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: Burning Beard Brewing

Contact Name: Jeff Wiederkehr

Mailing Address: 781 Vernon Way

Phone: 619 884-4716 Email: jeff@burningbeardbrewing.com

Interest in Property: Own Lease Option

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

Company Name: Hauck Architecture

Contact Name: Dustin Hauck License: _____

Mailing Address: 4888 Ronson Court Suite F San Diego, CA 92111

Phone: 858 384-7795 Email: dustin@hauckarchitecture.com

Property Owner Information (if different than applicant)

Company Name: Tri-W, LLC

Contact Name: John Weiderkehr

Mailing Address: 877 Vernon Way El Cajon, CA 92020

Phone: 619 884-4716 Email: jeff@burningbeardbrewing.com

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:

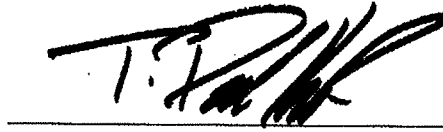
is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.

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

If yes, provide Regulatory Identification Number: _____ Date of List: _____

Authorization

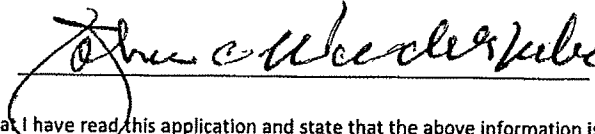
Applicant Signature¹:



Date: 11-23-2020

Property Owner

Signature²:



Date:

11/30/2020

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: _____

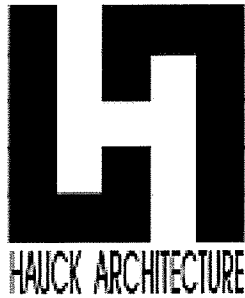
4. Have you or your agents transacted more than \$500.00 worth of business with any member of City staff, Boards, Commissions, Committees and Council within the past 12 months or \$1,000.00 with the spouse of any such person? Yes _____ No X

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

"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.

Michele Conard 11-30-20 MICHELE CONARD
Signature of applicant / date Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.



4888 ronson ct., ste. f
san diego, ca 92111
858.384.7795
www.hauckarchitecture.com
az lic #42885 ca lic #c21127
fl lic #ar 98187 md lic #19161
mo lic #a-2008004390 pa lic #ra-407077
tx lic #27198 wa lic # 11500

Project Description

Burning Beard Brewery & Kitchen
781 Vernon Way
El Cajon, CA 92020

Existing use is for a brewery and taproom.

Proposed use to include a new kitchen in existing space serving customers salads, burgers, fries, tater tots, chicken strips and soup. Shall be served on a combination of reusable baskets lined in paper, silverware and bowls.

Hours of operation are from 9am – 9pm.

Burning Beard holds a type 23 license. ABC has stated that there is no modification or second license required. Adding food is a basic privilege of the type 23 license.

El Cajon Municipal Code

[Up](#)[Previous](#)[Next](#)[Main](#)[Search](#)[Print](#)[No Frames](#)[Title 17 ZONING](#)[Chapter 17.225 MISCELLANEOUS SPECIAL USES AND REGULATIONS](#)**17.225.210 Tasting rooms.**

A tasting room as an accessory use to a primary alcoholic beverage production use may be permitted subject to the following standards:

1. The tasting room may not exceed fifteen percent of the production gross floor area.
2. The tasting room may only sell product that is produced on-site.
3. The hours of the tasting room are limited to 10:00 a.m. to 10:00 p.m. unless authorized by a conditional use permit. (Ord. 5018 § 116, 2015)

View the [mobile version](#).



PROJECT 18071
**BURNING BEARD BREWING CO.
NEW KITCHEN CUP**

785 Vernon Way
El Cajon, CA 92020

PROJECT INFORMATION

PROJECT NAME: BURNING BEARD BREWING - NEW KITCHEN

PROJECT ADDRESS: 781 VERNON WAY
EL CAJON, CA 92020

APN: 482-110-88-00

LEGAL DESCRIPTION: TRACT 7, MAP MR 4, PG 90,
HILL ESTATE IN RANCHO EL CAJON

ZONE: M - MANUFACTURING

EXISTING USE: INDUSTRIAL - LIGHT MANUFACTURING

PROPOSED USE: INDUSTRIAL - LIGHT MANUFACTURING,
BREWERY AND KITCHEN

CODES: 2019 CALIFORNIA BUILDING CODE
(BASED ON 2018 INTERNATIONAL BUILDING CODE)
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA PLUMBING CODE
CITY OF EL CAJON MUNICIPAL CODE

YEAR BUILT: 1961

LOT AREA: APPROX. 80,327 S.F. NET

LOT COVERAGE /
GROSS BUILDING AREA: 28,458 S.F. (35.4%)

BUILDING AREA: 10,912 S.F.

TENANT LEASE AREA: 5,186 S.F.

LANDSCAPE: 4,992 S.F.

OCCUPANCY: F2

CONSTRUCTION TYPE: II-B, NON-SPRINKLERED

NUMBER OF STORIES: 1

SCOPE OF WORK: CONDITIONAL USE PERMIT FOR NEW 120
S.F. KITCHEN INSIDE EXISTING BEER
MANUFACTURING PLANT, ADD KITCHEN AND
RESTAURANT USE TO EXISTING BREWERY
WITH TASTING ROOM.
GROSS FLOOR AREA = 5,186 S.F.
EXISTING TASTING ROOM + BAR = 116 S.F. =
14.95%

DEFERRED SUBMITTALS

IT IS UNDERSTOOD THAT THE PLANS FOR THE PROJECT HAVE, AT THIS TIME, BEEN REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE STATE AND CITY REGULATIONS, AND THAT THE PROJECT AS A WHOLE HAS BEEN APPROVED BY THE CITY, WITH THE EXCEPTION OF THE DEFERRED ITEMS LISTED.

I/WE UNDERSTAND THAT I/WE WILL NOT BE AUTHORIZED ANY INSPECTION OF THE DEFERRED ITEMS PROPOSED PRIOR TO THE SUBMITTAL AND APPROVAL OF PLANS AND/OR CALCULATIONS FOR THOSE DEFERRED ITEMS.

- 1. CLASS I HOOS AND DUCT SYSTEM WITH UL300 FIRE SUPPRESSION

NOTE: PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS, MUST BE SUBMITTED TO THE BUILDING DIVISION AND APPROVED BY THE FIRE DEPARTMENT BEFORE THIS EQUIPMENT IS INSTALLED.

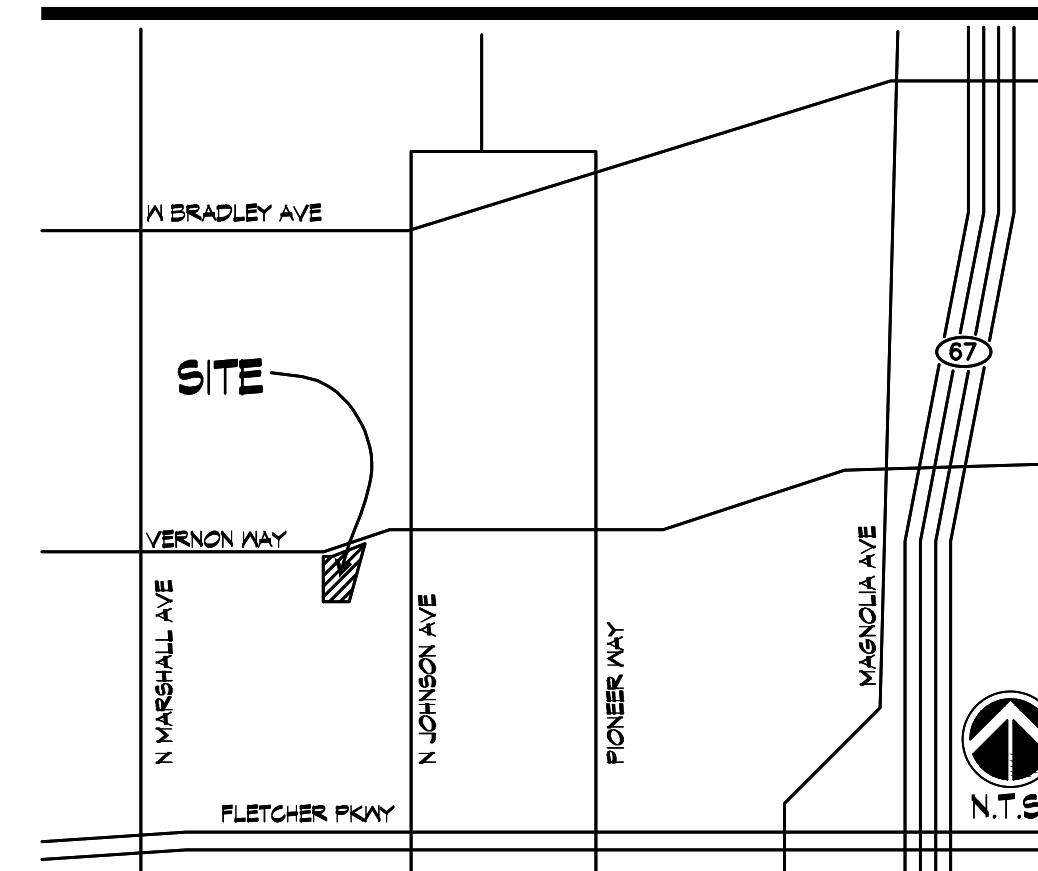
785 VERNON WAY PARKING TABLE

PARKING CALCULATION			
ZONE: M			
PER TABLE 17.185.220, RESTAURANT =	1 PER	100	
PER TABLE 17.185.220, MANUF. =	1 PER	600	
PER TABLE 17.185.220, ACCESSORY OFFICE =	1 PER	600	
785 VERNON WAY			
4,052 S.F. MANUF. @ 1:600 =			6.75
120 S.F. RESTAURANT (KITCHEN) @ 1:100 =			1.20
626 S.F. RESTAURANT (TASTING RM) @ 1:100 =			6.26
150 S.F. BAR @ 1:100 =			1.50
118 S.F. ACCESSORY OFFICE @ 1:600 =			0.20
GRAND TOTAL	15.91	=	16 REQUIRED
			60 PROVIDED O.K.

ENTIRE SITE PARKING TABLE

PARKING CALCULATION			
ZONE: M			
PER TABLE 17.185.220, RESTAURANT =	1 PER	100	
PER TABLE 17.185.220, MANUF. =	1 PER	600	
PER TABLE 17.185.220, ACCESSORY OFFICE =	1 PER	600	
785 VERNON WAY			
BAR 150 S.F. @ 1:100 =			1.50
RESTAURANT (TAP ROOM) 626 S.F. @ 1:100 =			6.26
KITCHEN 120 S.F. @ 1:100 =			1.20
MANUF. 4,172 S.F. @ 1:600 =			6.95
OFFICE 118 S.F. @ 1:600 =			0.20
SUBTOTAL	5,186 S.F.	=	16.11
781 VERNON WAY			
MANUF.	5,186 S.F. @ 1:600 =		8.64
755 VERNON WAY			
MANUF.	8,450 S.F. @ 1:600 =		14.08
777 VERNON WAY			
MANUF.	10,956 S.F. @ 1:600 =		18.26
GRAND TOTAL	29,778 S.F.	=	57.10 REQUIRED
			60 PROVIDED O.K.

VICINITY MAP



CITY OF EL CAJON

PERMIT NO. _____

APPLICANT: JEFF WENDERKER

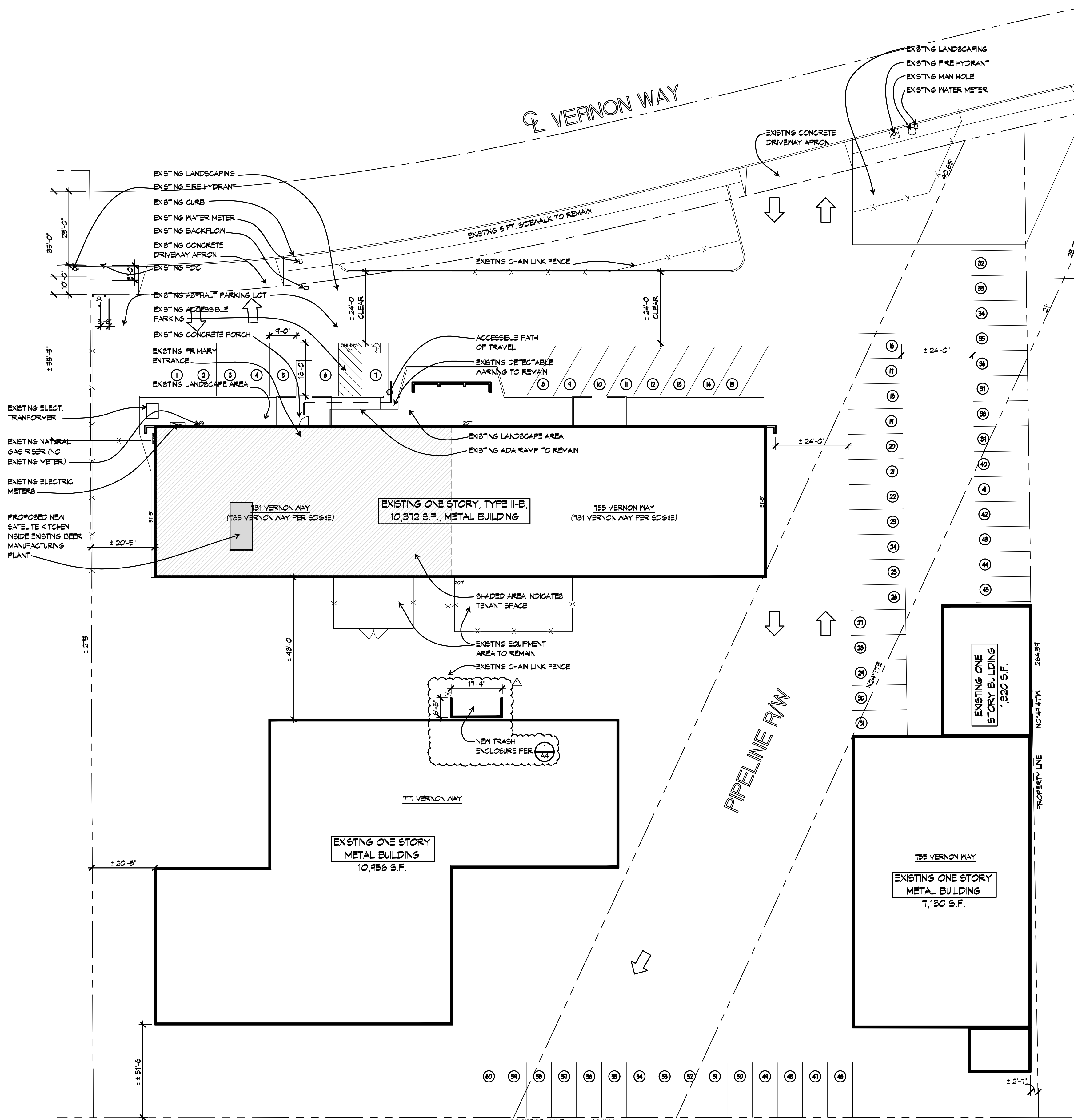
ASSESSOR PARCEL NO(S): 482-110-88-00

REQUEST: CONDITIONAL USE PERMIT FOR NEW 120 S.F. SATELITE KITCHEN INSIDE EXISTING BEER MANUFACTURING PLANT

PC RESOLUTION No. _____ APPROVED BY: _____

CC RESOLUTION No. _____

ORDINANCE No. _____ DATE: _____



SITE PLAN
SCALE: 1" = 20'-0"

SITE PLAN

STAMP: LICENSED ARCHITECT
TODD DUSTIN HAUCK
C-31127
RENEW 03/2025
STATE OF CALIF.

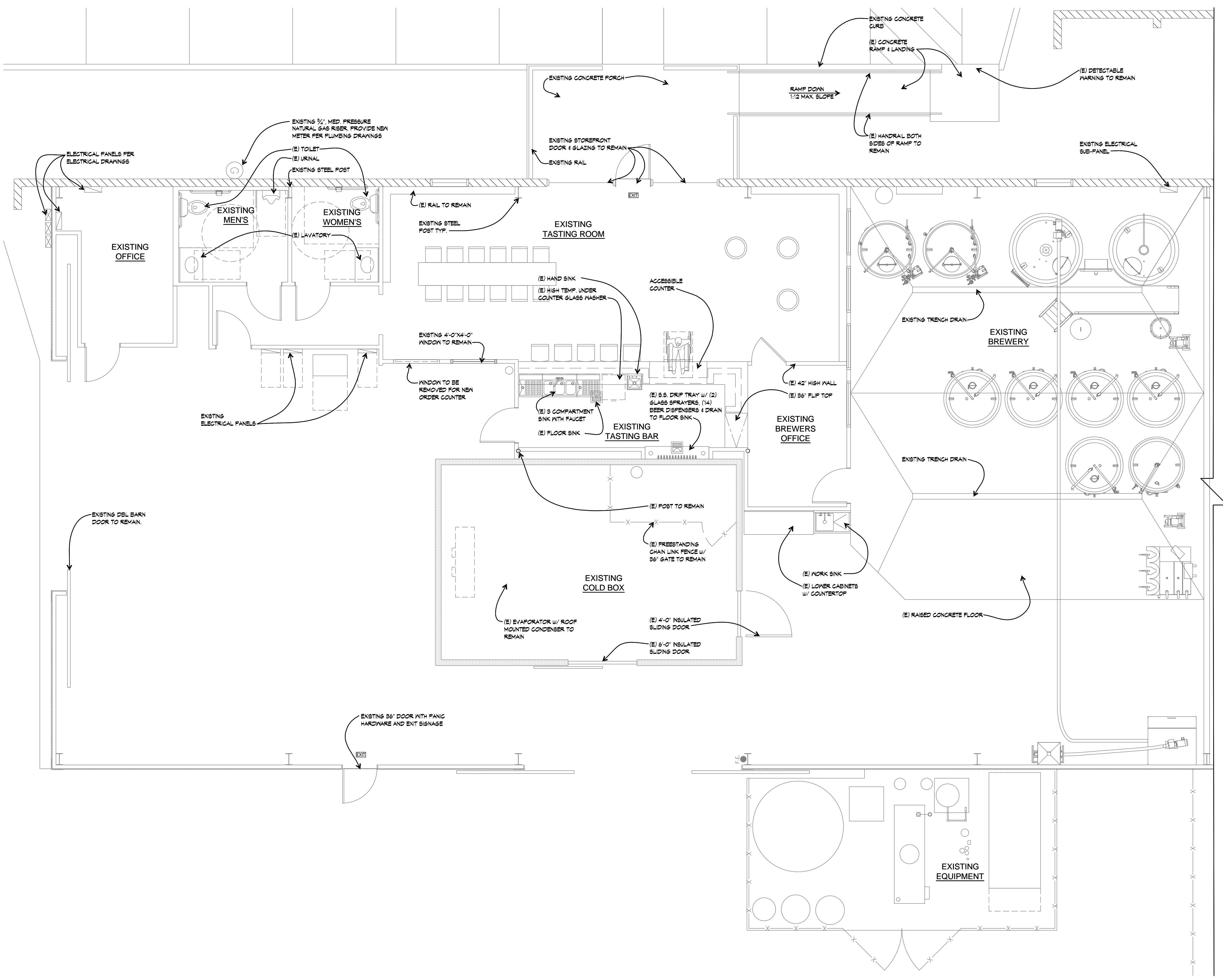
SHEET NUMBER: _____

A1

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LEGEND

	EXISTING MASONRY WALLS TO REMAIN
	EXIST. CORRUGATED METAL WALLS TO REMAIN
	EXIST. WALL FRAMING TO REMAIN
	EXIT SIGN AND 2 LAMP EMERGENCY LIGHT WITH INTEGRAL 90 MINUTE BATTERY BACKUP AND TACTILE SIGNAGE PER SHEET A1



ORIGINAL DATE: CUP SUBMITAL 11-17-20

REVISIONS:

NO.	DATE	DESCRIPTION

SHEET TITLE:

EXISTING FLOOR PLAN

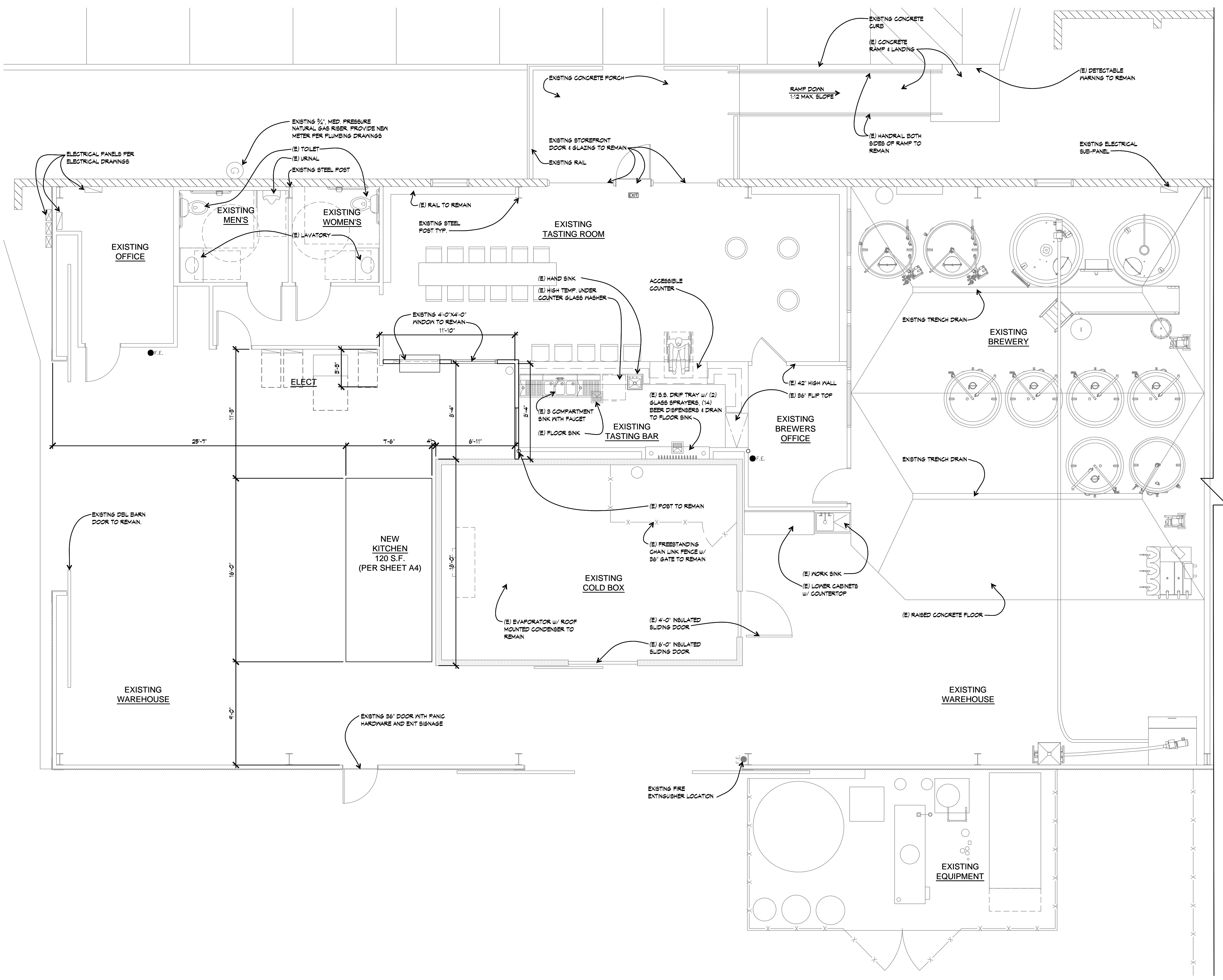
STAMP: SHEET NUMBER:

A2

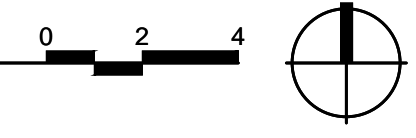
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LEGEND

- EXIST. MASONRY WALLS TO REMAIN
- EXIST. CORRUGATED METAL WALLS TO REMAIN
- EXIST. WALL FRAMING TO REMAIN
- EXIT SIGN AND 2 LAMP EMERGENCY LIGHT WITH INTEGRAL 90 MINUTE BATTERY BACKUP AND TACTILE SIGNAGE PER SHEET A1
- FIRE EXTINGUISHER



NEW FLOOR PLAN
 SCALE: 1/4" = 1'-0"



ORIGINAL DATE: CUP SUBMITAL 11-17-20

REVISIONS:

NO.	DATE	DESCRIPTION

SHEET TITLE:

NEW FLOOR PLAN

STAMP: SHEET NUMBER: **A3**

ALL FINAL DESIGN, PERMITS AND PLANS INCURRED OR REPRESENTED BY THE DRAWING ARE OWNED BY AND THE PROPERTY OF HAUCK ARCHITECTURE, AND WHEN CREATED, EXCISED AND DEVELOPED FOR USE ON THIS PROJECT WITH THE SPECIFIC PROJECT NAME OF BURNING BEARD BREWING CO. SHALL BE USED BY OR FOR DISCLOSED TO ANY PERSON, FIRM OR COMPANY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF HAUCK ARCHITECTURE. THESE DRAWINGS OR SPECIFICATIONS SHALL BE THE PROPERTY OF HAUCK ARCHITECTURE. NO REUSE, REPRODUCTION OR DISTRIBUTION OF THESE DRAWINGS OR SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF HAUCK ARCHITECTURE.



City of El Cajon

Community Development Department
 Planning Division
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	3
Project Name:	2021 Zoning Code Amendment
Request:	Initiate Zoning Code Amendment
CEQA Recommendation:	EXEMPT
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	ZCA-2021-0001
Location:	Citywide
Applicant:	Community Development Department
Project Planner:	Melissa Devine; mdevine@cityofelcajon.us; 619-441-1773
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order, initiating an amendment to the El Cajon Zoning Code

PROJECT DESCRIPTION

The request is for the initiation of an amendment to the Zoning Code. Updates or revisions are periodically required to address current issues, provide clarification or conform to changes in state law. The 2021 Zoning Code Update will focus on two primary areas: economic development and business incentives to support business retention and growth in the post-COVID-19 economy and measures to facilitate high quality housing development and new housing opportunities in El Cajon. Other minor, non-substantive changes will also be included to improve clarity and consistency in the interpretation of the Zoning Code.

Staff is requesting the Planning Commission formally initiate an amendment to the Zoning Code.

BACKGROUND

El Cajon Municipal Code section 17.20.020 provides that amendments to the Zoning Code may be initiated by the Planning Commission or City Council. The Zoning Code was comprehensively updated in 2010 and has been amended several times to address specific issues or as part of regular omnibus updates.

DISCUSSION

Unlike with previous periodic updates, several chapters of the Zoning Code will likely be significantly modified or repealed and replaced in their entirety. Staff presented the scope of economic development initiatives for discussion in the informational report on December 1, 2020. These changes are summarized below along with the various housing revisions that will be included with this update.

Economic Development Initiatives

- Create new standards to allow retail businesses to have outdoor merchandise display
- Streamline standards and permit process for food trucks
- Expand the types of businesses that can operate from homes
- Allow for adaptive reuse of vacant or underutilized commercial or industrial buildings
- Relax parking standards for changes in use
- Evaluate permit approval processes and minimize discretionary approvals for land use or development

Housing

- Comprehensively update the Accessory Dwelling Unit Ordinance to comply with new state laws
- Modernize the residential development standards
- Create new objective design standards for residential development
- Address new laws regarding transitional housing and emergency shelters
- Update standards for affordable housing pursuant to state density bonus law

Due to the broad nature of this Zoning Code Update, staff anticipates returning to the Planning Commission to workshop issues over the next several months before bringing a final draft ordinance(s) to the Planning Commission for review and approval in late summer or fall.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

RECOMMENDATION

Initiate the Zoning Code Amendment.

PREPARED BY:

APPROVED BY:



Melissa Devine
PLANNING
MANAGER



Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Proposed Resolution APPROVING Initiation of the Zoning Code Amendment

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION OF INTENT DIRECTING STAFF TO PREPARE FOR CONSIDERATION AN AMENDMENT TO TITLE 17 OF THE EL CAJON MUNICIPAL CODE TO ADDRESS ECONOMIC DEVELOPMENT, HOUSING, AND OTHER MINOR TECHNICAL CHANGES

WHEREAS, Planning administers Title 17 (Zoning) of the El Cajon Municipal Code and in that capacity periodically identifies the need for revisions to address current issues, provide clarification or conform to changes in state law; and

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

WHEREAS, the Covid-19 Pandemic has resulted in an economic crisis for local businesses and efforts to support existing businesses as well as attract new growth and investment is critical to the economy; and

WHEREAS, the facilitation of high quality housing development is a local and state priority; and

WHEREAS, Planning has identified potential updates and revisions to the Zoning Code to further economic development and housing goals; 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 economic development, housing, and various technical changes.

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held January 19, 2021, by the following vote:

AYES:

NOES:

ABSENT:

Paul CIRCO, Vice Chair

ATTEST:

Melissa DEVINE, Secretary