



City of El Cajon

Planning Commission Agenda

Tuesday, November 16, 2021 Meeting

7:00 PM

ANTHONY SOTTILE, Chair
 DARRIN MROZ, Vice Chair
 PAUL CIRCO
 REBECCA POLLACK-RUDE
 ELIZABETH VALLES

Meeting Location: City Council Chambers, 200 Civic Center Way, El Cajon, CA, 92020

Please note that, pursuant to State and County Health Orders, in-person meetings have resumed. The public is welcome to attend and participate.

The meeting will be live-streamed through the City website at: <https://www.elcajon.gov/your-government/city-meetings-with-agendas-and-minutes-all>.

To submit written 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@elcajon.gov before 5 p.m. on Tuesday, November 16, 2021. Comments will be limited to 300 words and will be entered into the official Commission Meeting Record.

The City of El Cajon is endeavoring to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at the Commission meeting, please contact our office at 619-441-1742 as soon as possible.

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

CONSENT

Agenda Item:	1
	Planning Commission minutes of October 5, 2021

PUBLIC HEARINGS

Agenda Item:	2
Project Name:	Mollison Market Off-Sale Alcohol
Request:	Add off-sale alcohol (Type 20) to an existing convenience store
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	CONTINUANCE TO A DATE UNCERTAIN
Project Number(s):	Conditional Use Permit (CUP) No. 2021-0003
Location:	725 South Mollison Avenue
Applicant:	ABC Design (Rick Trepte); 619-992-6337
Project Planner:	Alfonso Camacho; 619-441-1782; acamacho@elcajon.gov
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Open the public hearing; and 2. Continue the public hearing to a date uncertain.

Agenda Item:	3
Project Name:	Quick Trip Inc. Propane Tank
Request:	Construct a 10-foot tall propane tank
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Minor Amendment (MA) No. 2021-0005
Location:	596 North Mollison Avenue
Applicant:	Cabrera and Associates; 619-588-4307
Project Planner:	Spencer Hayes, 619-441-1656; shayes@elcajon.gov
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 3. Conduct the public hearing; and 4. MOVE to adopt the next resolution in order, approving the MA No. 2021-0005 subject to conditions.

Decisions and Appeals - A decision of the Planning Commission is final unless appealed within 10 days of the date of the Commission's action. The appeal period for the items on this Agenda will end on Monday, November 29, 2021 at 5:00 p.m. Agenda items which are forwarded to City Council for final action need not be appealed.

Agenda Item:	4
Project Name:	Zoning Code Update
Request:	Zoning Code Amendment
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Zoning Code Amendment No. ZCA-2021-0002
Location:	Citywide
Applicant:	City of El Cajon
Project Planner:	Spencer Hayes; shayes@elcajon.gov ; 619-441-1656 Alfonso Camacho; acamacho@elcajon.gov ; 619-441-1782
City Council Hearing Required?	Yes December 14, 2021
Recommended Actions:	5. Conduct the public hearing; and 6. MOVE to adopt the next resolution in order, recommending City Council approval of the proposed Zoning Code Amendment NO. ZCA-2021-0002.

4. OTHER ITEMS FOR CONSIDERATION

Review and concurrence of proposed 2022 Planning Commission meeting schedule

5. STAFF COMMUNICATIONS

6. COMMISSIONER REPORTS/COMMENTS

7. ADJOURNMENT

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



MINUTES PLANNING COMMISSION MEETING October 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: Anthony SOTTILE (Chair)
Darrin MROZ (Vice Chair)
Paul CIRCO
Rebecca POLLACK-RUDE
Elizabeth VALLES

COMMISSIONERS ABSENT: NONE

STAFF PRESENT: Anthony SHUTE, Director of Community Development
Alfonso CAMACHO, Associate Planner
Barbara LUCK, Staff Attorney
Jeffrey MANCHESTER, Deputy Director of Public Works
Laura JUSZAK, Administrative Secretary

Chair SOTTILE opened the Planning Commission meeting explaining the rules of conduct.

PUBLIC COMMENT:

There was no public comment.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of September 7, 2021

Motion was made by CIRCO, seconded by MROZ, to approve the September 7, 2021 minutes; carried 5-0.

PUBLIC HEARING ITEM:

Agenda Item:	2
Project Name:	Broadway Auto Repair
Request:	New Auto Repair Building and Use
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP)-2020-0010
Location:	1316 Broadway, APN: 484-232-23-00
Applicant:	Layth Busheer; 619-504-7666
Project Planner:	Alfonso Camacho; 619-441-1782; acamacho@elcajon.gov
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order, APPROVING CUP-2020-0010.

CAMACHO summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission approve the project.

No public comments were received before or during the meeting.

SOTTILE opened the meeting to public comment. Applicant declined to speak.

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

Motion was made by POLLOCK-RUDE, seconded by MROZ to adopt the resolutions approving Conditional Use Permit (CUP) No. 2020-0010; motion carried 5-0.

STAFF COMMUNICATIONS:

SHUTE spoke about Senate Bill (SB) 9 and MEKHO, as well as getting Commissioners' input for the Zoning Code update.

ADJOURNMENT:

Motion was made by SOTTILE, seconded by CIRCO, to adjourn the meeting of the El Cajon Planning Commission at 7:44 p.m. this 5th day of October 2021 until 7:00 p.m., Tuesday, October 19, 2021; carried 5-0.

Anthony SOTTILE, Chair

ATTEST:

Anthony SHUTE, Secretary



City of El Cajon

Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	2
Project Name:	Mollison Market Off-Sale Alcohol
Request:	Add off-sale alcohol (Type 20) to an existing convenience store
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	CONTINUANCE TO A DATE UNCERTAIN
Project Number:	Conditional Use Permit No. 2021-0003
Location:	725 South Mollison Ave
Applicant:	ABC Design (Rick Trepte); 619.992.6337
Project Planner:	Alfonso Camacho; acamacho@elcajon.gov; 619-441-1782
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. Continue the public hearing to a date uncertain.

STAFF RECOMMENDATION

On November 10, 2021, staff received a request for continuance by the owner Adel Somo as well as determined by staff, to continue the public hearing for this project to a date uncertain. The reason for the request is to acquire an alcohol license from an active alcohol establishment as the initial transfer of license was from an inactive alcohol establishment. The project will be re-noticed when a date is scheduled.

The request is to establish off-sale beer and wine sales for off-site consumption at an existing convenience store (Mollison Market). The subject site is located on the east side of South Mollison at the corner of South Mollison and East Washington Avenues, and addressed as 725 South Mollison.



City of El Cajon

Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	3
Project Name:	Quick Trip Inc. Propane Tank
Request:	Construct a 10-foot tall propane tank
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Minor Amendment No. 2021-0005
Location:	596 North Mollison Avenue
Applicant:	Cabrera and Associates; 619-588-4307
Project Planner:	Spencer Hayes; shayes@elcajon.gov; 619-441-1656
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order, approving MA-2021-0005, subject to conditions.

PROJECT DESCRIPTION

The project proposes construction of a 10-foot tall propane tank and reduction of two parking spaces for the proposed tank. The location of the proposed propane tank is to the rear (west) of the existing fueling station, adjacent to the Interstate 8 off-ramp. Consistent with Planning Policy No. A-17, changes which are of specific concern in the project record may be referred to the Planning Commission for decision. Dating as far back as 2005, the project record includes recurring concerns for vehicle circulation between the automotive fueling station and adjacent motel; fueling trucks are of specific concern.

BACKGROUND

General Plan:	GC (General Commercial)
Specific Plan:	Specific Plan (SP) No. 106 & SP No. 227
Zone:	C-G (General Commercial)
Other City Plan(s):	Variance No. 315
Regional and State Plan(s):	N/A
Notable State Law(s):	N/A

Project Site & Constraints

The overall site is 121,490 square feet (2.80 acres) located on the west side of North Mollison Avenue between Interstate 8 and East Madison Avenue. The site is comprised of three separate parcels with three different owners. The subject automotive fueling station is addressed as 596 North Mollison Avenue. There is a motel at the property addressed as 588 North Mollison Avenue and a fast food restaurant at the property

addressed as 584 North Mollison Avenue. The site is parallel to Interstate 8 and abuts the eastbound off-ramp. Access to the overall site is provided via two driveways directly off North Mollison Avenue.

596 North Mollison Avenue is 35,416 square feet in size (0.84 acre) and is developed with a two-story building that includes a 1,890 square-foot convenience store on the ground-floor, 17 senior apartments, an accessory structure for a full service car wash, an automobile fueling station under an existing canopy, and 27 parking stalls.

Surrounding Context

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

Direction	Zones	Land Uses
North	N/A	Interstate 8
South	RM-2200	Single-family residential development
East	C-G	Automotive fueling station
West	C-G	Motel

General Plan

The subject property is designated General Commercial (GC) on the General Plan Map. The GC designation is intended for various retail and office uses. General Plan Objective 9-4 states that commercial development shall be subject to sound design requirements and strict standards of performance; specifically, Policy 9-4.13 states that commercial areas shall be integrated with well-designed interconnecting accesses. Further, Policy No. 9-3.4 states that the City shall assist in the relocation or expansion of successful local businesses so they may be retained locally. The request by the applicant to expand the existing Quick Trip gasoline service station is consistent with the General Plan.

Municipal Code

El Cajon Municipal Code (ECMC) section 17.145.150 for the Commercial Land Use Table indicates that automotive fueling stations are established by conditional use permit (CUP); ECMC Chapter 17.215 includes fueling station development standards, including standards for accessory outdoor equipment. In this case, CUP No. 1805 was approved on February 7, 2000, and governs the site.

DISCUSSION

Background

In 2000, CUP No. 1805 was approved to allow an automobile fueling station, two take-out restaurants at the time (now only one take-out restaurant exists at 584 N. Mollison) and a joint use parking agreement for the subject property. The joint use parking agreement is for shared parking spaces with the motel property to the rear and a shared driveway between the three properties that comprise the overall project site. In 2005, a CUP amendment to add an automatic car wash and off-premise alcoholic beverage sales

at the existing convenience store and fueling station was denied by the Planning Commission. Subsequently, an appeal was denied by the City Council because it was found that the car wash would conflict with on-site circulation and encourage difficult vehicle maneuvering, be incompatible with surrounding uses, uses could not be supported by the property, and because the General Plan encourages auto-related services to locate in Special Development Area 10 (El Cajon Blvd. and Johnson corridor). In 2006, the Planning Commission approved an amendment to add an automatic car wash to the fueling station but denied a request for off-premise alcohol sales. At the time, the applicant had proposed removing one pump island, which has three pumps with two dispensers each. The applicant appealed the Planning Commission decision for off-premise alcohol sales and the City Council denied the request. In 2009, the Planning Commission approved an amendment to convert the automatic car wash into a full service car wash and add a vehicle detailing area while also denying the request to modify conditions of approval associated with a take-out only restaurant. The take-out only restaurant is no longer at the subject property as it was the portion that was converted to a convenience store. In 2010, an amendment was denied for off-premise alcoholic beverage sales at the convenience store. In 2011, an amendment to add automotive service and repair was submitted and was subsequently withdrawn by the applicant. Most recently, in 2016, the City Council denied an appeal approving additional fueling station pumps at the subject property.

Minor Amendment (MA)

Pursuant to ECMC chapter 17.57, the definition of a MA is to accommodate for minor physical changes to an existing project, provided the proposed changes do not raise significant new issues or create significant effects, and the changes must be consistent with the character of the approved project entitlement. The intent of the MA is to provide reasonable flexibility in responding to changing markets and regulations. The permit process is administrative, but as stated previously, changes which are of specific concern in the project record may be referred to the Planning Commission for decision.

Propane Tank

The proposed propane tank is 10 feet in height and surrounded by concrete masonry unit (CMU) wall and bollards. The proposed location is not visible from North Mollison Avenue, however it would be visible to Interstate 8 eastbound off ramp traffic. The proposed location is west of (behind) the convenience market and senior apartments with adequate separation distance from other structures pursuant to Building and Fire Codes. Other equipment, such as the vacuum station, is situated behind the market as well.

Site Circulation, Parking, and Refueling Vehicles

SP No. 106 and CUP No. 1805 include an approved circulation pattern for refueling trucks. The proposed pathway for propane refueling trucks is nearly identical, extending slightly further west toward the rear of the convenience market. Fuel trucks are required

to turn around and avoid circling the motel for egress. Similarly, this proposal shows propane refueling trucks turning around for egress.

The total required parking for the fueling station, convenience market, and senior housing is 19 spaces; the site currently includes 27 spaces. Two spaces would be removed as a result of the propane tank project. Onsite parking will exceed Zoning Code standards by six spaces.

Staff Recommendation

The applicant has applied for several modifications to the originally approved CUP throughout the years to keep the business current with market demand. The current application for a minor amendment to allow for an additional propane tank is to meet customer's demands and keep propane rates low. The proposed onsite vehicle circulation—specifically circulation for fueling vehicles—is only slightly modified by the proposal, as discussed above. Existing and proposed conditions of approval will help ensure compatibility with surrounding uses.

When conducting a site visit, staff noted that conditions from the most recently approved minor amendment to CUP No. 1805 had not been met. Specifically, signage and directional arrows were not present to aid in the safe and efficient navigation of the site. Those conditions have been carried over in proposed conditions for this project and are required prior to final of a building permit for the proposed propane tank.

FINDINGS

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

The General Plan recommends that the city assist in the expansion of successful local businesses so they may be retained locally. The General Plan indicates that all commercial development shall be subject to sound design requirements and strict standards of performance. In conformance with General Plan policies, the addition of a larger propane tank to the existing automotive fueling station will help the existing business meet customer demand and keep the business growing.

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

The proposed project conforms to the applicable use and development standards of the C-G zone, and is consistent with the original permit.

- 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 conduct of an automotive fueling station is compatible with existing and planned land uses in the vicinity. The North Mollison Avenue corridor includes other similar commercial uses such as convenience stores, automotive fueling stations, and fast food restaurants. The conditions of approval are intended to ensure continued

compatibility of the use by requiring appropriate directional signage and limiting fuel & propane delivery trucks to the rear of the property.

- 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.*

The proposed use will be required to continue to adhere to higher standards for automotive fueling stations in order to address any potential traffic congestion and circulation issues. Moreover, the City has performance standards for impacts, which are addressed through Code Compliance actions if complaints are received, and if necessary, the Planning Commission may conduct a public hearing to either add conditions or revoke the use permit.

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

The project is in the best interest of public convenience and necessity because an automotive fueling station is a necessary commercial service in an urban environment. The proposed use would provide such services within El Cajon and would be a public convenience for residents, workers and commuters, especially those navigating Interstate 8.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction or Conversion of Small Structures). Section 15303(e) provides an exemption for the construction of appurtenant structures including new small equipment.

PUBLIC NOTICE & INPUT

Notice of this public hearing was mailed on October 28, 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 under "Public Hearings/Public Notices." The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

RECOMMENDATION

Staff is recommending approval of MA-2021-0005 for a propane storage tank at the existing fueling station at 596 North Mollison Avenue, subject to the proposed conditions.

PREPARED BY:



Spencer Hayes
ASSOCIATE PLANNER

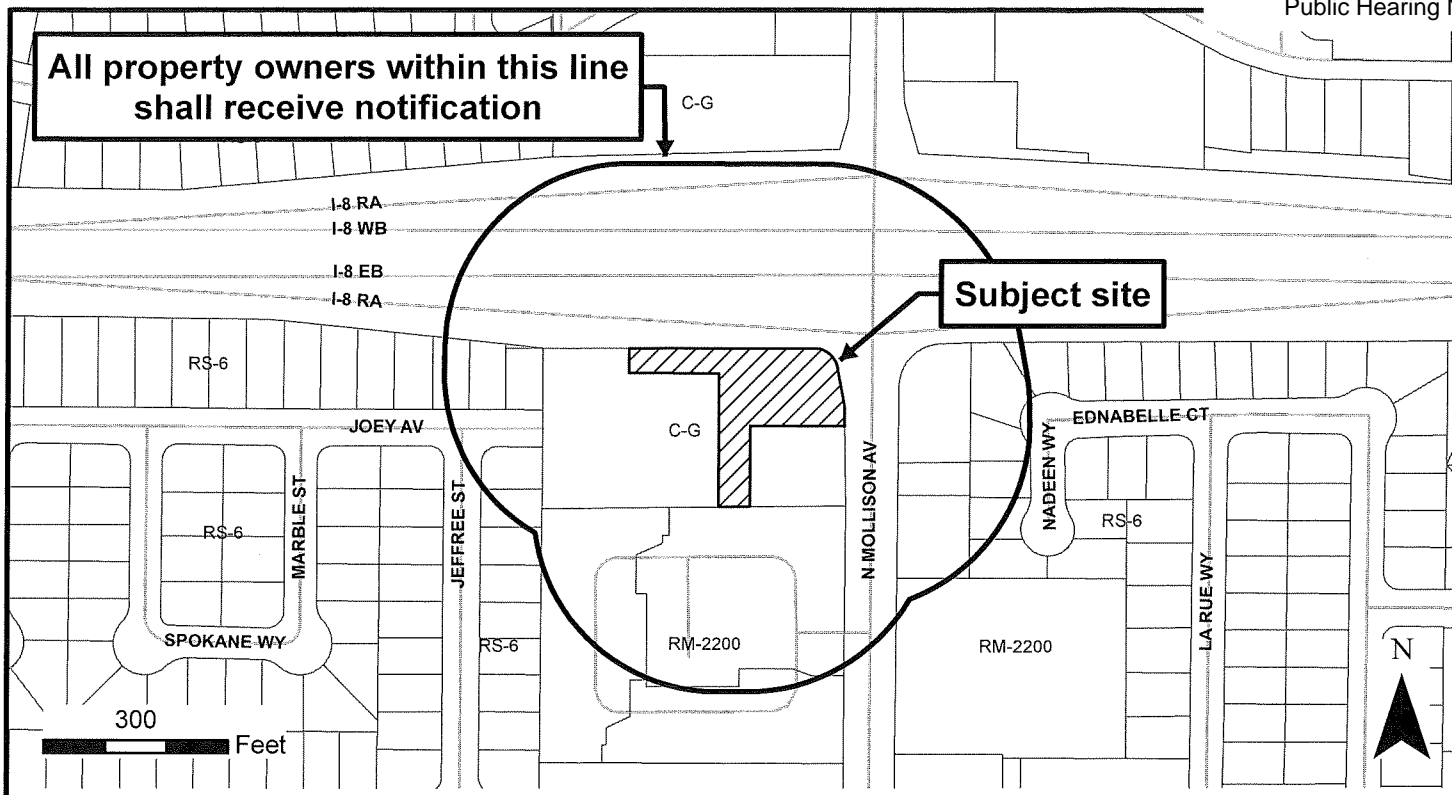
APPROVED BY:



Anthony Shute
DIRECTOR OF COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Location Map/Public Hearing Notice
2. Proposed Resolution APPROVING of MA-2021-0005
3. Aerial Photograph of Subject Site
4. Application & Disclosure Statement
5. Project Site Plan
6. SP No. 106 Site Plan (Fueling Truck Movement Detail)



**NOTICE OF PROPOSED
MINOR AMENDMENT TO CONDITIONAL USE PERMIT NO. 1805
FOR A PROPANE TANK AND MODIFIED
FUELING TRUCK INGRESS & EGRESS**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, November 16, 2021** in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

MINOR AMENDMENT TO CONDITIONAL USE PERMIT NO. 1805, as submitted by Cabrera and Associates on behalf of Quick Trip Inc., requesting an 11-foot, 6-inch tall propane tank, removal of two parking spaces, and modified fueling truck ingress and egress. The subject property is on the west side of North Mollison Avenue, south of the Interstate 8 off-ramp, and is addressed as 596 North Mollison Avenue. 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.elcajon.gov/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.elcajon.gov/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **SPENCER HAYES** at 619-441-1742 or via email at shayes@elcajon.gov and reference "MA-2021-0005" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING MINOR AMENDMENT NO. 2021-0005 FOR A NEW PROPANE TANK ON THE WEST SIDE OF NORTH MOLLISON AVENUE BETWEEN INTERSTATE 8 AND EAST MADISON AVENUE IN THE GENERAL COMMERCIAL (C-G) ZONE, APN: 483-380-41-00, GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL (GC).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on November 16, 2021, to consider Minor Amendment (MA) No. 2021-0005, as submitted by Cabrera and Associates on behalf of Quick Trip Inc., requesting a new 10-foot tall propane tank and reduction of two parking spaces in the General Commercial (C-G) zone, located on the west side of North Mollison Avenue between Interstate 8 and East Madison Avenue, and addressed as 596 North Mollison, APN: 483-380-41-00; 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 use is categorically exempt from environmental review in accordance with section 15303, Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Section 15303(e) provides an exemption for the construction of appurtenant structures including small new equipment. None of the exemption listed under CEQA Guidelines Section 15300.2 exists.
- B. The General Plan recommends that the city assist in the expansion of successful local businesses so they may be retained locally. The General Plan indicates that all commercial development shall be subject to sound design requirements and strict standards of performance. In conformance with General Plan policies, the addition of a larger propane tank to the existing automotive fueling station will help the existing business meet customer demand and keep the business growing.
- C. The proposed project conforms to the applicable use and development standards of the C-G zone, and is consistent with the original permit.
- D. The conduct of an automotive fueling station is compatible with existing and planned land uses in the vicinity. The North Mollison Avenue corridor includes other similar commercial uses such as convenience stores, automotive fueling stations, and fast food restaurants. The conditions of approval are intended to ensure continued compatibility by requiring appropriate directional signage and limiting fuel & propane delivery trucks to the rear of the property.

Proposed Planning Commission Resolution

- E. The proposed use will be required to continue to adhere to higher standards for automotive fueling stations in order to address any potential traffic congestion and circulation issues. Moreover, the City has performance standards for impacts, which are addressed through Code Compliance actions if complaints are received, and if necessary, the Planning Commission may conduct a public hearing to either add conditions or revoke the use permit.
- F. The project is in the best interest of public convenience and necessity because an automotive fueling station is a necessary commercial service in an urban environment. The proposed use would provide such services within El Cajon and would be a public convenience for residents, workers and commuters, especially those navigating Interstate 8.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES MA-2021-0005 for a 10-foot tall propane tank and reduction of two parking spaces, subject to the following conditions:

1. A building permit is required for this project.
2. Prior to issuance of a building permit, or as otherwise determined by the Director of Community Development, the applicant shall submit a one-page revised digital site plan to Planning that includes the following revisions:
 - a. Include conditions three and four listed below in notes.
 - b. Include the Fueling Truck Movement Detail from CUP No. 1805 and SP No. 106 on the site plan.
3. Prior to building permit final, or as otherwise determined by the Director of Community Development, the applicant shall complete the following:
 - a. The applicant shall paint directional signs on driving lanes to facilitate customer's safe and efficient on-site navigation.
 - b. The applicant shall add signage that indicates no parking is allowed in the driving lanes.
 - c. Parking spaces which are affected during construction of this project shall be restriped for visibility.
 - d. Windows and window signs shall be brought into compliance with Zoning Code sections 17.115.130 and 17.190.210 respectively.
 - e. The applicant shall work with staff to add appropriate directional signage at the propane tank, directing patrons and refueling trucks to follow the approved egress path.
4. All landscaping at the site shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, dead or

Proposed Planning Commission Resolution

dying plants shall be replaced with other plant materials to ensure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to ensure continued regular watering of landscape areas, and health and vitality of landscape materials.

5. Conditions three and four listed above are ongoing operational conditions that shall remain in effect for the life of the approved use unless modified by a planning permit.
6. Comply with all the applicable conditions listed in the "Standard Conditions of Development" attached to this resolution.
7. The Planning Commission may at any time during the life of this use permit, after holding a properly noticed hearing, at which time the applicant may appear and object under applicable law to any potential revocation or modification of the conditions of approval, 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.
8. The proposed use shall be developed and operated in substantial conformance with conditions as presented in the Planning Commission staff report for MA-2021-0005, dated November 16, 2021, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
9. 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 by the Planning Secretary within the same time period, and subsequently approved, this MA shall be considered null and void in accordance with El Cajon Zoning Ordinance section 17.35.010.

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Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held November 16, 2021, by the following vote:

AYES:
NOES:
ABSENT:

Anthony SOTTILE, Chair

ATTEST:

Anthony SHUTE, Secretary

Aerial Image

596 North Mollison Avenue – MA-2021-0005





Project Assistance Center
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested:

<input type="checkbox"/> AZP Administrative Zoning Permit	<input type="checkbox"/> CUP Conditional Use Permit	<input type="checkbox"/> LLA Lot Line Adjustment	<input checked="" 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): 483-380-41-00

Address: 596 NORTH MOLLISON AVE.

Nearest Intersection: 8 INTERSTATE

Project Description (or attach separate narrative)

PROPOSED PROPANE TANK AND PARKING REDUCTION

Project Screening Questions

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

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: CABRERA & ASSOCIATES INC.

Contact Name: YAHAIRA IBANEZ

Mailing Address: 119 FLETCHER PARKWAY

Phone: 619-588-4307 Email: YAHAIRA@CTAAI.COM

Interest in Property: Own Lease Option

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

Company Name: _____

Contact Name: _____ License: _____

Mailing Address: _____

Phone: _____ Email: _____

Property Owner Information (if different than applicant)

Company Name: —

Contact Name: EDDIE HAMANA

Mailing Address: _____

Phone: 619-987-6362 Email: eddiehamana@hotmail.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:

6/28/2021

Property Owner
Signature²:



Date:

6-28-2021

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.

EDDIE HAMANA _____

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

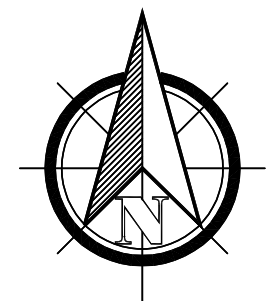
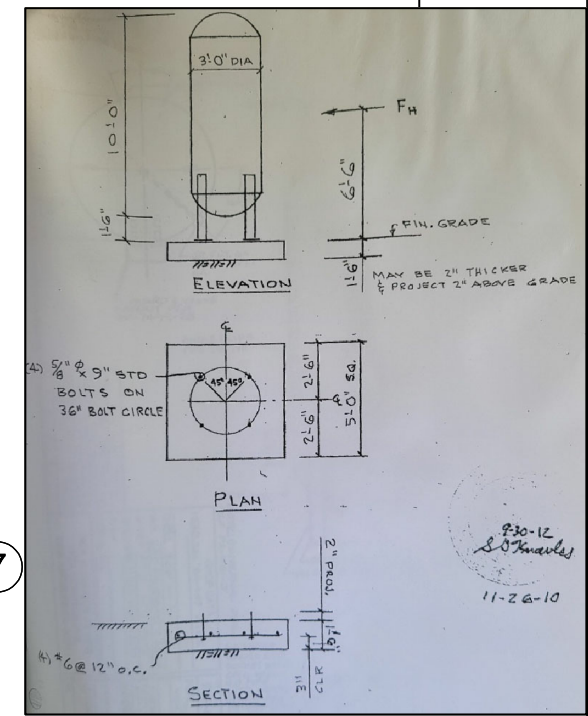
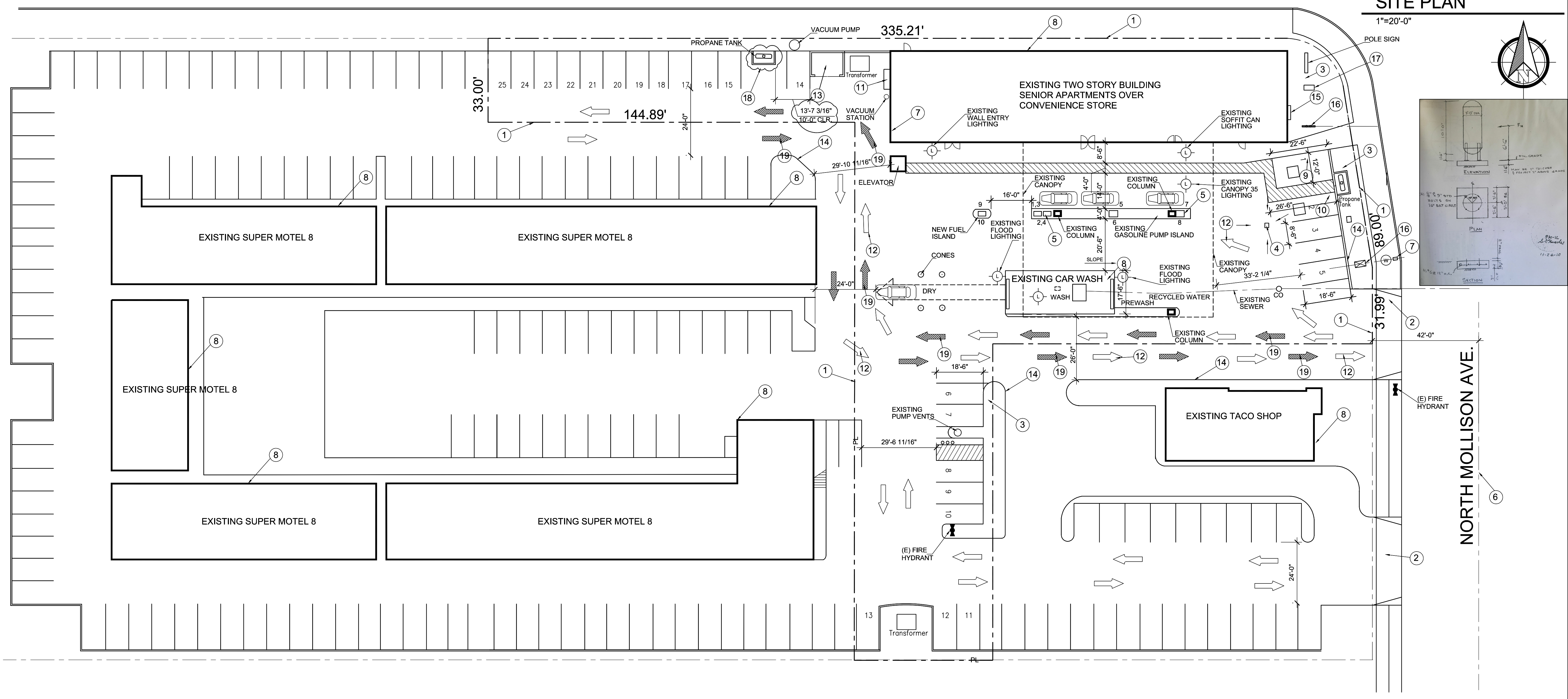
EDDIE HAMANA _____

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.

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.

SITE PLAN

1"=20'-0"



Public Works

IN ACCORDANCE WITH THE CITY'S LOT GRADING ORDINANCE, NO GRADING OR OUTDOOR SOIL DISTURBANCE, INCLUDING CLEARING OF VEGETATIVE MATTER AND DEMOLITION ACTIVITIES, SHALL BE DONE UNTIL ALL NECESSARY ENVIRONMENTAL CLEARANCES ARE SECURED AND AN EROSION CONTROL PLAN (ECP) HAS BEEN REVIEWED AND APPROVED BY PUBLIC WORKS.

A. IF AN EPC IS NEEDED, IT SHALL CONTROL SEDIMENT AND POLLUTION AND BE IN COMPLIANCE WITH THE CITY'S JURISDICTIONAL URBAN RUNOFF MANAGEMENT PLAN (JURMP).

NOTE: PERTINENT SECTIONS OF THE JURMP DOCUMENT ECP TEMPLATE ARE AVAILABLE TO THE PUBLIC ON THE CITY OF EL CAJON WEBSITE OR THROUGH THE PUBLIC WORKS DEPARTMENT ON THE 4TH FLOOR OF CITY HALL. THE ARCHITECT OR ENGINEER SHALL OBTAIN APPLICABLE NOTES AND INSTRUCTIONS FROM PUBLIC WORKS PRIOR TO SUBMITTAL OF PLANS.

Planning Division Notes

A. THE SP NO. 106 SITE PLAN SHALL BE CONSISTENT WITH THE APPROVED SITE PLAN FOR CUP NO. 1805. ANY SUBSEQUENT CHANGES THAT ARE MADE TO THE CUP NO. 1805 SITE PLAN SHALL BE REFLECTED ON THE SP NO. 106 SITE PLAN AND MAY REQUIRE A FORMAL AMENDMENT OF NO. 106.

B. THE 17 AGE RESTRICTED RESIDENTIAL UNITS AT THIS DEVELOPMENT SHALL ONLY BE MADE AVAILABLE TO SENIOR CITIZENS. THE HEAD OF THE HOUSEHOLD OR THEIR SPOUSE, MUST BE AGE 62 OR OLDER. "AGE RESTRICTED" SHALL BE DEFINED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

C. PRIVATE LAUNDRY FACILITIES SHALL BE PROVIDED AND MAINTAINED IN EACH OF THE 17 AGE-RESTRICTED RESIDENTIAL UNITS AT THIS DEVELOPMENT.

D. THIS IS A NON-SMOKING BUILDING. IF AN OUTDOOR AREA IS PROVIDED IN THE FUTURE, SUCH AREAS ARE PROHIBITED WITHIN 25' OF BUILDING ENTRIES, WINDOWS AND OUTDOOR AIR INTAKES. SIGNAGE SHALL BE POSTED TO INFORM OCCUPANTS OF THE PROHIBITIONS PER CGC SECTION 5.504.7.

E. PROVIDE A DIG ALERT AS REQUIRES FOR UNDERGROUND ELECTRICAL, GAS, SEWER, COMMUNICATIONS, AND WATER LINE LOCATIONS.

Conditions of Approval

El Cajon Municipal Code section 17.215.180 Location of accessory outdoor equipment.

Accessory outdoor equipment including, but not limited to, compressed air and water stations, vacuum cleaners, propane tanks, pay telephones, etc. may be permitted outside of required drive aisles and parking stalls and subject to the following distance and screening requirements:

A. Pay telephones shall visible from, and shall be set back at least 15 feet fro, the public right-of-way.

B. Vacuum cleaners shall not be located within 15 feet of the public right-of-way, nor within 50 feet of residentially zoned property or other sensitive land uses.

C. Other accessory equipment such as compressed air and water stations shall be located at least 15 feet from the public right-of-way and from any residentially zoned property.

D. Exceptions may be made to the setbacks listed above for equipment that is required by other agencies and is related to soil contaminant remediation, and for equipment related to air quality management. Unless specifically addressed in the approving conditional use permit, such exceptions shall be at the discretion of the director. All such equipment shall be screened from view of the public right-of-way by buildings. Landscaping or an equipment enclosure are subject to the approval of the director. (Ord. 4950 § 3,2010)

Key Notes

- ① PROPERTY LINE
- ② EXISTING APRON DRIVEWAY
- ③ EXISTING LANDSCAPE
- ④ EXISTING CATCH BASIN
- ⑤ EXISTING GAS PUMPS
- ⑥ CENTER LINE OF STREET
- ⑦ EXISTING WATER METER
- ⑧ EXISTING BUILDING
- ⑨ VAN ACCESSIBLE PARKING STALL
- ⑩ HANDICAP PARKING STALL
- ⑪ EXISTING ELECTRICAL METER BOX
- ⑫ PATH OF TRAVEL FOR CARS
- ⑬ EXISTING COVERED TRASH ENCLOSURE
- ⑭ EXISTING CONCRETE FACE OF CURB
- ⑮ GAS METERS
- ⑯ EXISTING BACK FLOW PREVENTER
- ⑰ EXISTING GREASE TRAP
- ⑱ 1,000 GALLON PROPANE TANK WITH CMU WALL AND BOLLARDS
- ⑲ PROPANE TANK TRUCK PATH OF TRAVEL

Parking

17 SENIOR APARTMENTS @ 1/2 SPACE PER UNIT = 8.5 SPACES

1800 SQ. FT. CONVENIENCE MARKET @ 250 SQ. FT. = 7.5 SPACES

TOTAL 16 SPACES WITH 2 ACCESSIBLE SPACES

NO GRADING IS PROPOSED.

Site Data

LOT SIZE: 35,416 SQUARE FEET

COVERAGE: 18%

MAXIMUM COVERAGE: 40%

GROSS BUILDING AREA: 11,576 SF

LANDSCAPE AREA: 3011 SF

(PARKING: 25 SPACES)

TYPE OF CONSTRUCTION: VB FULLY SPRINKLERED

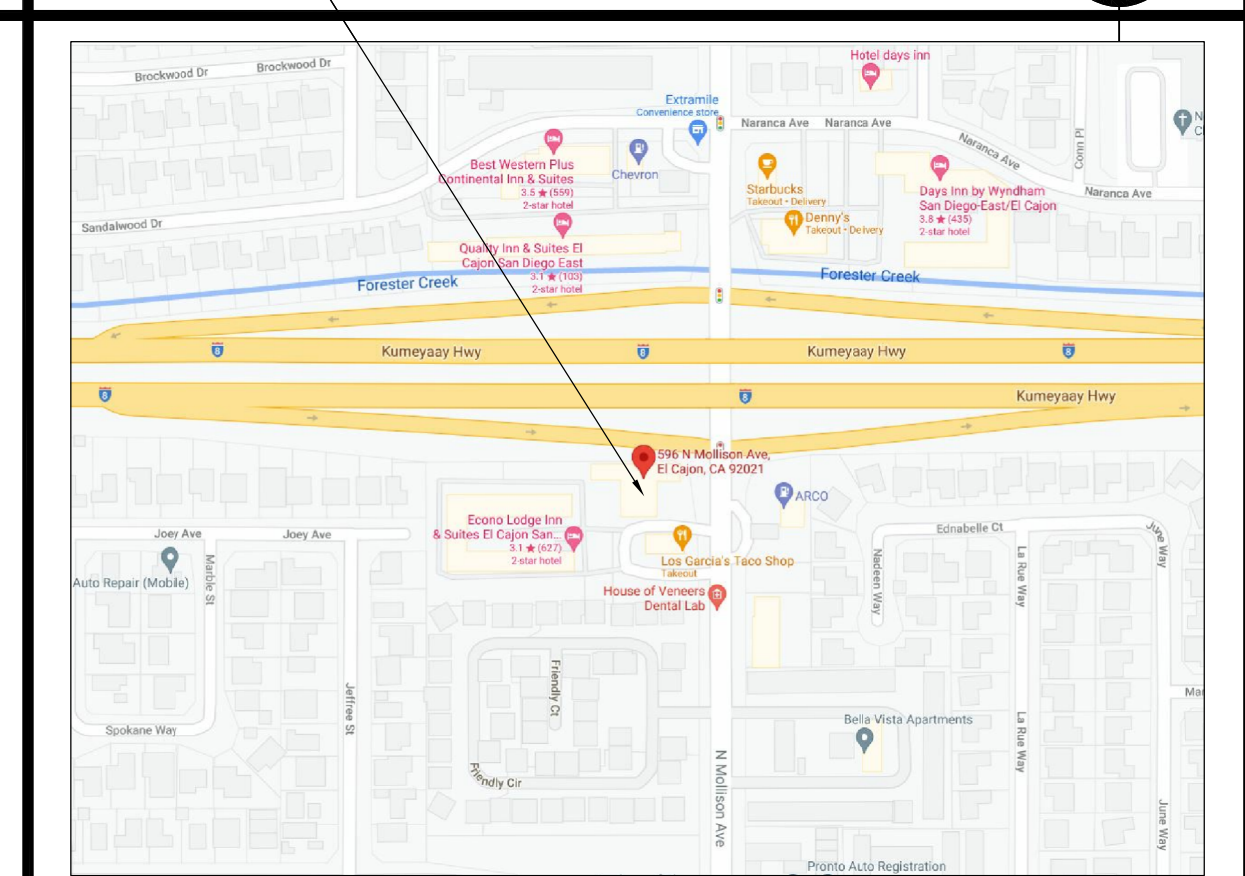
BUILDING CODES: 2013 C.B.C., AND TITLE-24 CCR.

GROUP: R2-M

Dispensing Devices

1. Ten feet or more from lot lines.
2. Ten feet or more from buildings having combustible exterior wall surfaces or buildings having noncombustible exterior wall surfaces that are not part of a 1-hour fire-resistance rated assembly or building having combustible overhangs. Exception: Canopies constructed in accordance with California Building Code providing weather protection for the fuel islands.
3. Such that all portions of the vehicle being fueled will be on the premises of the motor fuel-dispensing facility.
4. Such that the nozzle, when the hose is fully extended, will not reach within 5 feet of building openings.
5. Twenty feet or more from fixed sources of ignition.

Vicinity Map



SHEET 1 CITY OF EL CAJON SHEET 1

CONDITIONAL USE PERMIT NO. MACUP 1805 MINOR AMENDMENT 596 NORTH MOLLISON AVE.

APPLICANT: EDDIE HAMANA, OWNER

ASSESSOR PARCEL NO(s): 483-380-41-00

REQUEST: PROPOSED PROPANE TANK AND PARKING REDUCTION

DRAWN BY: _____ APPROVED BY: _____

ADDRESS: _____

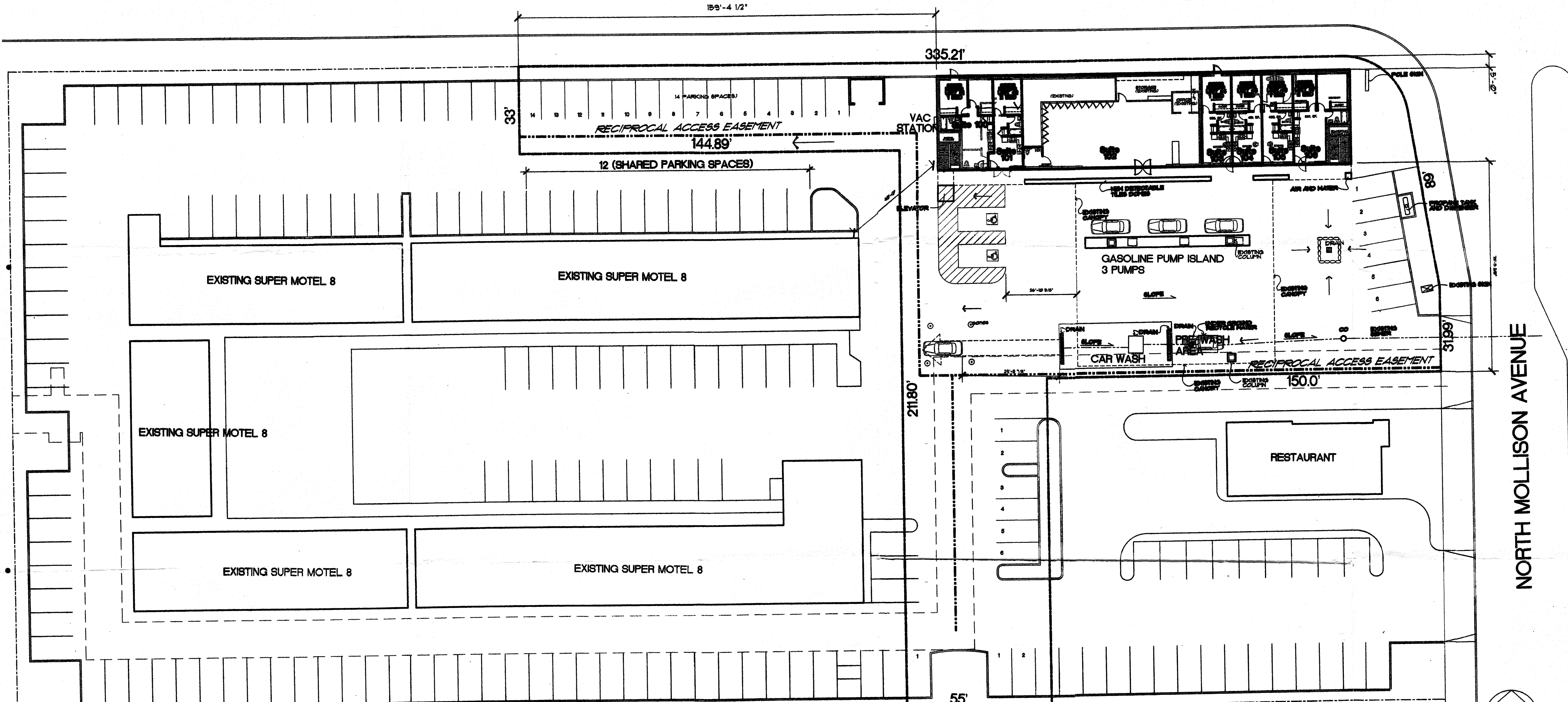
PHONE: _____ DATE: _____

HIGHWAY 8

Eddie Hamana

AGE RESTRICTED UNITS
17 Units

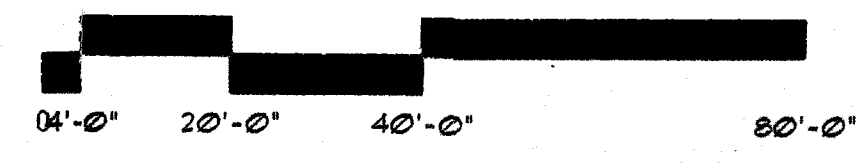
596 North Mollison Av.
El Cajon Ca. 92021



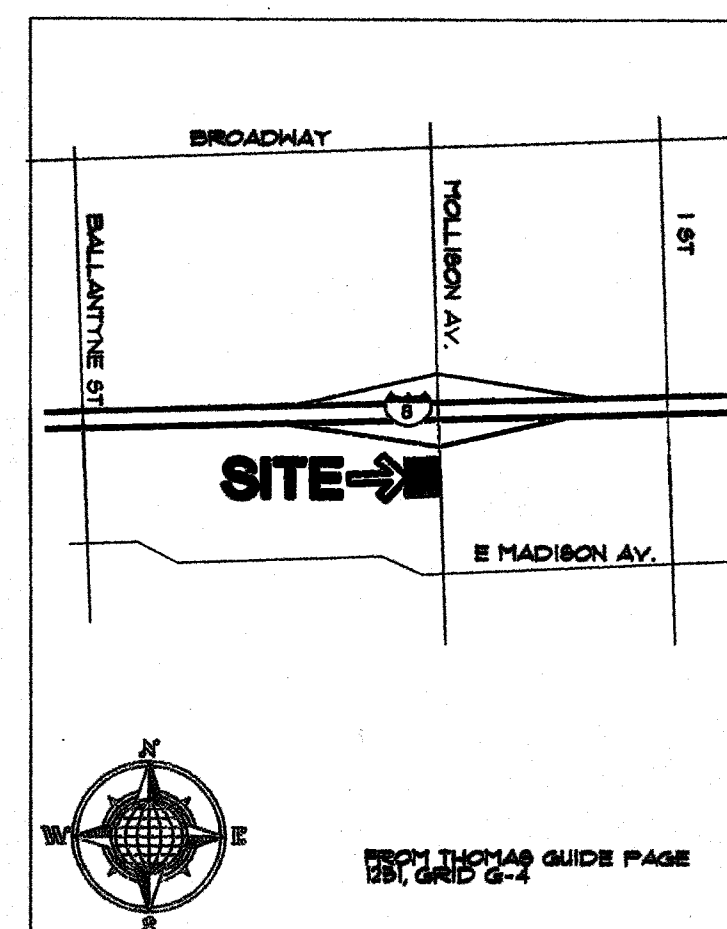
NORTH MOLLISON AVENUE

SITE PLAN

SCALE: 1" = 20'



VICINITY MAP



BUILDING DATA

OWNER:
EDDIE HAMANA
596 NORTH MOLLISON AV.
EL CAJON, CA. 92021
TEL: (619) 981-6362

DESIGNER:
JOSE M MARTINEZ
4645 RUFFNER ST., STE Q
SAN DIEGO, CA. 92111
OFFICE: (619) 421-4161
FAX: (619) 605-4523

ZONE:
C-G

APPROXIMATE PARCEL NUMBER:
483-380-41

BUILDING DATA:
TYPE V NON-RATED
GROUP R, DIVISION 3

SCOPE OF WORK TO BE PERMITTED:
IT AGE RESTRICTED APARTMENT UNIT
TO AN EXISTING MIXED USE DEVELOPMENT

BUILDING CODE:
THIS PROJECT SHALL COMPLY WITH THE
2013 C.B.C., AND TITLE-24 C.C.R.

STORM WATER REQUIREMENTS

ALL OPERATIONS SHALL COMPLY WITH THE CITY'S JURISDICTIONAL CITY'S JURISDICTIONAL URBAN RUNOFF MANAGEMENT PROGRAM (JURMP) AND THE CITY'S STORM WATER ORDINANCE (MUNICIPAL CODE 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 (BMP'S) AS FOLLOWS:

- 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.
- SNEEP OR VACUUM TO CLEAN OUTDOOR AREAS (TRASH ENCLOSURES, SIDEWALKS AND PARKING LOTS), POWER WASHING AND DETAILING IN OUTDOOR AREAS IS STRICTLY PROHIBITED.
- MAINTAIN PARKING AREA TO BE FREE FROM TRASH AND PETROLEUM LEAKS.
- PROVIDE SUFFICIENT TRASH RECEPTACLES
- DISPOSE OF WASTES PROPERLY.
- 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 OF A BUILDING OR IN A COVERED TRASH ENCLOSURE.
- ALL TRASH ENCLOSURES MUST BE SECURED, COVERED WITH A IMPERVIOUS ROOF AND CONSTRUCTED WITH A BERM OR GRADE-BREAK ACROSS THE ENTIRE ENTRANCE IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLIC WORKS STORM WATER ATTACHMENT NO. 2 (AVAILABLE TO THE PUBLIC THROUGH PUBLIC WORKS ON THE 4TH FLOOR OF CITY HALL).
- 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 PUBLIC WORKS 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 IMPROVEMENT CONSTRUCTION PURPOSES.

CONCRETE CONDITIONS:

- THE SP NO. 106 SITE PLAN ALL SHALL BE CONSISTENT WITH THE APPROVED SITE PLAN FOR CUP NO. 1805. ANY SUBSEQUENT CHANGES THAT ARE MADE TO THE CUP NO. 1805 SITE PLAN SHALL BE REFLECTED ON THE SP NO. 106 SITE PLAN AND MAY REQUIRE A FORMAL AMENDMENT OF NO. 106.
- THE IT AGE RESTRICTED RESIDENTIAL UNITS AT THIS DEVELOPMENT SHALL ONLY BE MADE AVAILABLE TO SENIOR CITIZENS. THE HEAD OF THE HOUSEHOLD, OR THEIR SPOUSE, MUST BE AGE 62 OR OLDER. "AGE RESTRICTED" SHALL BE DEFINED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- PRIVATE LAUNDRY FACILITIES SHALL BE PROVIDED AND MAINTAINED IN EACH OF THE IT AGE-RESTRICTED RESIDENTIAL UNITS AT THIS DEVELOPMENT.

14' HELIX WATER DISTRICT EASEMENT
RECIPROCAL ACCESS EASEMENT

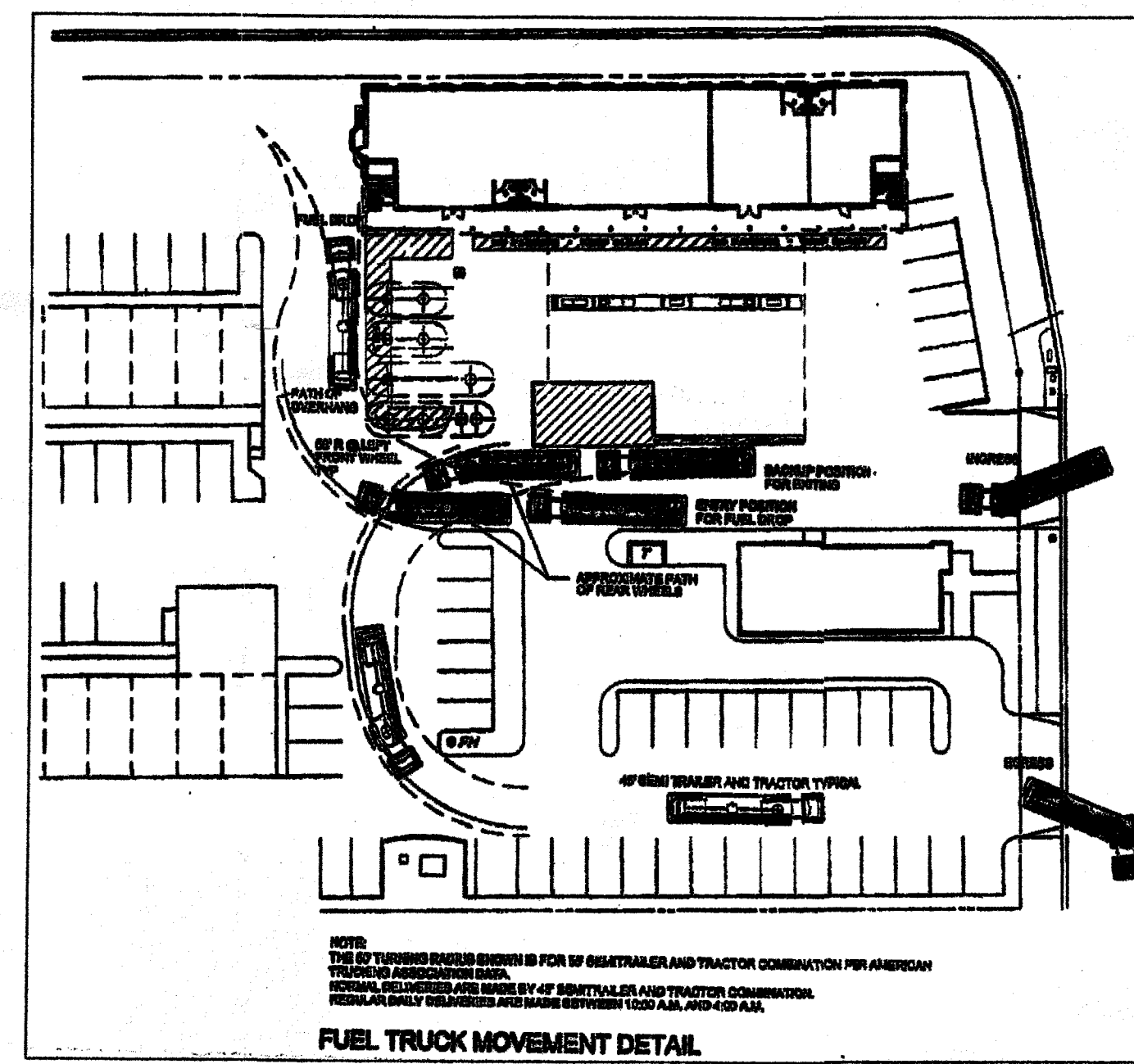


EXHIBIT	P.C.	DATE	C.C.	DATE
I		12/10/12		1/24/13

CITY OF EL CAJON
SPECIFIC PLAN # 106
PLANNING COMMISSION DATE 2/10/12
CITY COUNCIL DATE 4-7-14
ORDINANCE NO. 4986

PARKING
17 SENIOR APARTMENTS @ 1/2 SPACE PER UNIT
17 UNITS: 8.5 SPACES
1,890 SQFT CONVENIENCE MARKET @ 1/250
1,250 SQFT: 7.5 SPACES
TOTAL PARKING REQ. 16 SPACES

No.	Date	Issues and Revisions
04/07/12		Preliminary Design
03/27/14		Change to 17 Units

Stamp and Signature

Project Name: SENIOR UNITS (IT)
Project No: 032714
Date: 4/27/12
Cad File
Description

Sheet No.

MARLANN
PLANNING AND DESIGN

4645 Ruffner Street, Ste. Q, San Diego, Ca. 92116, Tel: 619-427-4161 Fax: 619-605-4523
Email: Address: josem@marlann.com



Community Development Department
PLANNING COMMISSION AGENDA REPORT

City of El Cajon

Agenda Item:	4
Project Name:	Zoning Code Update
Request:	Zoning Code Amendment
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number:	Zoning Code Amendment No. ZCA-2021-0002
Location:	Citywide
Applicant:	City of El Cajon
Project Manager(s):	Spencer Hayes; shayes@elcajon.gov ; 619-441-1656 Alfonso Camacho; acamacho@elcajon.gov ; 619-4411782
City Council Hearing Required?	Yes December 14, 2021
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order recommending City Council approval of proposed Zoning Code Amendment No. ZCA-2021-0002.

PROJECT DESCRIPTION

Each year staff identifies potential technical cleanups during their routine administration of the Zoning Code. A list of cleanups, clarifications and revisions are then brought forward as an amendment to Title 17. Most are non-substantive technical cleanups, with a few minor substantive changes that staff has tentatively identified to fill gaps in current regulations or conform to changes in state law.

The 2021 Zoning Code Update will be conducted in two phases. Phase I will focus on economic development and business incentives to support business retention and growth in the post-COVID-19 economy. Other minor, non-substantive changes will also be included to improve clarity and consistency in the interpretation of the Zoning Code. Phase II will be more complex and will likely result in substantial changes stemming from new State laws and Housing Element programs.

BACKGROUND

Zoning Code Cleanup, Clarifications and Revisions

The Zoning Code was comprehensively revised and reorganized in 2010. Since then, substantive changes and minor technical clean-ups have occurred in the following years.

On January 19, 2021, the Planning Commission received the planned scope of work for the Zoning Code update. At that meeting the Commissioners discussed basic economic development initiatives and what substantive changes could be anticipated.

DISCUSSION

The proposed changes are as follows:

Temporary Use Permits

Some businesses and activities, by virtue of their nature are for short duration, and may be allowed in various zones with approval of a temporary use permit ("TUP"). One such activity is a construction laydown yard for public or private construction projects. Another longer-term temporary use is an amusement activity such as a circus. The definition has been refined to clarify that similar amusement uses are permissible.

Parking

At times, vehicle back up space, maneuverability, landscaping, and storm water requirements constrain new development opportunities. Permitting vehicles to overhang and back up into landscape planters in commercial and residential zones will reduce paving without compromising development standards or vehicle maneuvering.

Food Trucks

The nature of food trucks is transitory. Food truck operators are more likely to be in one location for a short length of time, and may only return if the location proves successful. Currently, the Zoning Code requires food trucks to obtain an Administrative Zoning Permit ("AZP"). AZPs are typically for uses more permanent in nature, require more documentation, and cost \$350 to process. Staff believes that a limited duration TUP with bolstered performance standards is the appropriate entitlement for food trucks. TUPs require less documentation, are faster to process, and cost \$195.

Outdoor Merchandise Display

Retail businesses are not permitted to display retail items outdoors with a few exceptions. The opportunity to display select items outside of a business could help increase visibility and boost retail sales. This concept appears to be successful in many pedestrian-oriented retail areas with appropriate limitations on display area and location.

Staff proposes accessory outdoor display with performance standards for general retail sales. Separately regulated products (e.g. alcohol, tobacco, vape, hookah, adult entertainment, etc.) will not be included as general retail sales.

On-sale Alcoholic Beverage Sales in Specific Plan No. 19

The Zoning Code allows for the on-sale of alcohol as a secondary and incidental use to a permitted principal use within the downtown boundaries, either by conditional or minor use permit depending on the zone. In addition to restaurants, principal uses include

entertainment, participatory sporting activities, museums, theaters, performing arts centers owned by a public agency, hotels, and similar type uses. The C-R zone primarily governs portions of downtown and Parkway Plaza including large shopping center properties along Fletcher Parkway.

Staff proposes to allow on-sale alcohol as a secondary and incidental to an approved, principal use within Specific Plan No. 19 (Parkway Plaza Mall) subject to a minor use permit. This would be the same as allowed in the downtown area.

Freeway Oriented Uses

On March 1, 2021, the City Council held a priority/goal-setting workshop for strategic planning and visioning for the City. Under Economic Development, the City Council asked staff to review the Downtown Master Plan (Specific Plan No. 182) to determine whether there were any zoning policies that may inhibit development, including adjusting the master plan boundary for properties adjacent to Interstate 8.

In reviewing the Downtown Master Plan, staff observed that no new development occurred on properties abutting Interstate 8 or within its vicinity (north of Madison Ave.). There could be several reasons for this, including market conditions, existing zoning standards, or "lack of fit" - meaning this area does not have a place in the downtown. This information was presented to the City Council on April 27, 2021. The Council felt that the development potential of properties adjacent to the freeway might be increased if there were a freeway-oriented development option. The Council then initiated an amendment directing staff to include language that would allow select freeway-oriented uses that are not expressly prohibited in the plan on properties north of Madison Avenue.

Miscellaneous

- Prohibit occupied RVs and trailers in all zones. Current code only prohibits in residential front yards.
- Align Specific Plan amendment initiation with Zoning Code amendment initiation.
- Remove AZP requirement for Large Family Daycare from residential land use table.
- Standardize parking requirements for vocational schools.
- Clarify that ordinary household pets are allowed at a residence regardless of zone.
- Clarify Planning Commission's role as an advisory body on legislative actions and permits requiring City Council action.
- Increase alcoholic beverage production tasting room area from 15% to 25%.

Summary

The proposed 2021 Phase I amendments to the Zoning Code incorporate minor technical edits, modifications for clarity and consistency, and regulatory revisions to address ambiguity and streamline development processes. The items discussed above are the majority of the proposed changes.

FINDINGS

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

The proposed changes to the Zoning Code further the goals of the General Plan by implementing reforms to reduce governmental constraints to development. Further, pursuant to Goal 10, the city “shall periodically revise its regulatory codes, ordinances and policies so that they may reflect current, upgraded standards of development and performance.” The proposed changes ensure clarity and eliminate existing ambiguities within Zoning Code.

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

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

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

The proposed zoning code amendment is applicable citywide and is not property-specific. Further, the proposed changes provide clarity, consistency, and objective standards for new development, and overall, help streamline development review processes.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

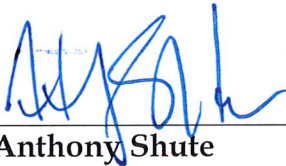
PUBLIC NOTICE & INPUT

Notice of this public hearing was published in the East County Gazette on October 28, 2021 in compliance with Government Code sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices." The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

RECOMMENDATION

Staff recommends approval of Zoning Code Amendment No. 2021-0002 to address non-substantive technical cleanups in the land use regulations and some regulatory changes that staff has identified to fill gaps in current regulations and to provide clarity in the application of the Zoning Code.

PREPARED BY:



**Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT**

ATTACHMENTS

1. Proposed Resolution Recommending City Council Approval of Zoning Code Amendment No. 2021-0002
 - Exhibit A: Proposed Draft Zoning Code Excerpts
 - Exhibit B: Proposed Draft Zoning Code Excerpts (strike out)
2. Summary and Description of Zoning Code Revisions
3. Public Hearing Notice
4. Planning Commission Resolution No. 11038 Initiating Zoning Code Amendment

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF ZONING CODE AMENDMENT NO. 2021-0002. AN AMENDMENT TO TITLE 17 OF THE EL CAJON MUNICIPAL CODE FOR TEMPORARY USE PERMITS, OUTDOOR DISPLAY, PARKING STANDARDS AS WELL AS VARIOUS TECHNICAL CLEANUPS, REVISIONS, AND EDITS

WHEREAS, on January 19, 2021, the Planning Commission adopted Resolution, No. 11038 initiating an amendment to the Zoning Code with overall changes for minor technical edits, modifications for clarity and consistency, and regulatory revisions to address ambiguity and streamline development processes; and,

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on November 16, 2021, to consider initiating an amendment to the Zoning Code with overall changes for minor technical edits, modifications for clarity and consistency, and regulatory revisions to address ambiguity and streamline development processes; and,

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

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

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

- A. The proposed changes to the Zoning Code further the goals of the General Plan by implementing reforms to reduce governmental constraints to the development. Further, pursuant to Goal 10, the city “shall periodically revise its regulatory codes, ordinances and policies so that they may reflect current, upgraded standards of development and performance.” The proposed changes ensure clarity and eliminate existing ambiguities within Zoning Code.
- B. The proposed zoning code amendment is applicable citywide. No zone changes are proposed as part of this project, and thus the proposed changes do not conflict

with specific plans.

- C. The proposed zoning code amendment is applicable citywide and is not property-specific. Further, the proposed changes provide clarity, consistency, and objective standards for new development, and overall, help streamline multiple development review processes.

WHEREAS, after considering such evidence and facts the Planning Commission did consider Zoning Code Amendment No. 2021-0002 as presented at its meeting.

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

WHEREAS, El Cajon Municipal Code (ECMC) sections 17.20.070, 17.60.050, and 17.165.210 will be amended to clarify the Planning Commission role as an advisory body to the City Council; and,

WHEREAS, ECMC sections 17.75.020 and 17.145.150 will be amended to clarify that amusements are permissible temporary uses in general commercial and regional commercial zones; and,

WHEREAS, construction laydown yards will be added as permissible temporary use in ECMC section 17.75.020; and,

WHEREAS, food truck and trailer processes in ECMC sections 17.75.020, 17.145.150, 17.150.170, and 17.225.240, will be modified to require a temporary use permit in commercial zones for streamlining and clarity; and,

WHEREAS, ECMC section 17.70.030 will be amended to provide for initiation of a Specific Plan by City Council action; and,

WHEREAS, ECMC sections 17.105.020 and 17.145.150 will be amended to provide for freeway-oriented uses within Specific Plan No. 182; and,

WHEREAS, ECMC sections 17.105.020 and 17.205.030 will be amended to clarify that ordinary household pets may be kept at residences outside of residential zones; and

WHEREAS, standards for accessory commercial outdoor display of merchandise will be added to ECMC section 17.115.100; and,

WHEREAS, occupation of recreational vehicles will be prohibited in ECMC section 17.140.160; and,

Proposed Planning Commission Resolution

WHEREAS, standards for tasting areas associated with permitted alcoholic beverage production in ECMC sections 17.150.170 and 17.225.210 will be modified; and,

WHEREAS, ECMC section 17.185.030 and 17.185.060 will be clarified to permit parked and reversing vehicles to overhang two feet of landscape area; and,

WHEREAS, parking standards in ECMC sections 17.185.190 and 17.185.220 for other uses not listed, including vocational and trade schools, will be subject to Director determination; and,

WHEREAS, miscellaneous grammatical corrections will be made to ECMC section 17.185.220; and,

WHEREAS, on-sale alcohol as a secondary and incidental use will be allowed within Specific Plan No. 19 with a minor use permit in ECMC section 17.210.140; 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 Zoning Code Amendment No. 2021-0002.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Zoning Code Amendment No. 2021-0002 included as Exhibit A.

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Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held November 16, 2021, by the following vote:

AYES:
NOES:
ABSENT:

Anthony SOTTILE, Chair

ATTEST:

Anthony Shute, Secretary

Exhibit A

Zoning Code Amendment No. ZCA-2021-0002

Phase 1: Economic Development & Consistency

Proposed Changes

17.20.070 Commission action shall be final when recommending denial.

The action of the planning commission in recommending denial of an application for an amendment shall be final and conclusive.

17.60.050 Authority to approve.

The planning commission may recommend approval, conditional approval, or denial of a PUD to the city council. The city council's decision to approve, conditionally approve, or deny a proposed PUD is final.

17.75.020 Applicability.

Some businesses and activities, intended by virtue of their nature to be established for a short duration, may be allowed in various zones with approval of a temporary use permit, as indicated in the land use tables in Chapters 17.140, 17.145, and 17.150. No temporary use permit is required for uses that have been authorized by conditional use permit. Temporary uses include the following:

- A. Seasonal outdoor businesses, such as Saint Valentine's Day flower booths, Christmas tree lots, and Halloween pumpkin lots.
- B. Outdoor sales events, such as parking lot sales and outdoor arts and craft shows. Businesses in the city are limited to two outdoor parking lot sales per year, unless additional sales are authorized by conditional use permit. A single vendor may have no more than two outdoor sales events in the city per year, regardless of location unless approved by a conditional use permit.
- C. Amusements, such as circuses, carnivals, and other similar activities conducted in the general commercial and regional commercial zones.
- D. Prefabricated storage containers used for short-term or seasonal storage.
- E. Construction laydown yards in commercial and industrial zones.
- E. Vehicle storage lot for short-term storage, of excess inventory of new and used automobiles, when the dealership is operated on property of at least two (2) acres in size within the city. The duration may not exceed two (2) years, with a maximum of one administratively-authorized extension.
- F. Food trucks and/or trailers subject to section 17.225.240.
- G. Other similar temporary uses, as determined by the director.

17.70.030 Initiation.

Specific plans and amendments thereto shall be adopted in the same manner as provided in this title for amendments to the Zoning Code and may be initiated by:

- A. Submittal of a completed application by the property owner, or the owner's agent; or
- B. Resolution of intention of the city council; or
- C. Resolution of intention of the planning commission; or
- D. City Council action.

17.105.020 Definitions.

“Freeway-oriented uses” means those uses customarily sited immediately adjacent to freeways and designed to serve the traveling public. These uses include lodging establishments, drive through services accessory to permitted land uses, automotive fueling stations, convenience markets, restaurants, and electrical vehicle charging stations.

“Ordinary household pet” means any animal, which is normally domesticated and customarily kept for personal use or enjoyment at a residence. For purposes of this code, ordinary household pets shall include, but not be limited to: domesticated dogs, cats, small mammals, birds, fish, reptiles, and rodents. Not included in this definition are wild animals, domesticated livestock, poultry, and those animals whose ownership is prohibited by the state of California, the United States government, or other portions of this code.

17.115.100 Outdoor uses.

A. General regulations.

1. Except as specifically permitted in this title, all commercial uses and associated storage shall only be conducted within completely enclosed buildings. Exceptions exist for those uses that are customarily conducted outdoors, although such uses may require a conditional use permit or other permit approval as indicated in this title. Examples of uses that are customarily conducted outdoors in commercial zones include, but are not limited to: outdoor dining areas, vehicle sales lots, plant nurseries and garden centers, sports fields and courts, and outdoor amusements such as go-kart tracks and miniature golf.
2. Certain outdoor commercial, industrial and manufacturing uses such as plant nurseries, garden centers, and outdoor storage areas may require screening measures. The requirement for screening as well as the methods, materials, and appearance of required screening for outdoor uses are subject to the discretion and approval of the director of community development, or in the case of a conditional use permit, the planning commission. The director or commission may require decorative screening materials in visually prominent or visually sensitive areas.
3. Under no circumstances shall outdoor uses and activities be permitted which displace required off-street parking or landscaping improvements. For outdoor use and outdoor storage regulations in the M and C-M zones, refer to Section 17.150.050.

B. Outdoor vending machines.

1. Outdoor vending machines, as defined in Chapter 17.105 of this title, are permitted along the primary storefront (i.e., that elevation of the building that includes the primary business entrance) of the following principal land uses, when located outside the area governed by Specific Plan No. 182, and subject to the performance standards in subsection C below:
 - a. Automotive fueling stations
 - b. Convenience markets
 - c. Liquor stores
 - d. Markets (grocery store)
 - e. Motels
 - f. Pharmacies
 - g. Supermarkets (grocery store)
 - h. Transition service centers and/or emergency shelters

Where the “primary business entrance” is located at the corner of a building, outdoor vending machines will be permitted on the side of the business that fronts the street from which the business takes its address.

2. Notwithstanding subsection (B)(1) above, outdoor vending machines may be approved as an ancillary use to other uses, and within Specific Plan No. 182, where

appropriate and compatible, (example: common recreation area of a residential project, or interior courtyard of a downtown motel), with approval of a Minor Conditional Use Permit, and subject to the performance standards listed in subsection C below, provided the outdoor vending machines are also sited in a location that prevents the machines from being visible from the public right-of-way. This requirement shall not be used to permit outdoor vending machines on the side or rear of a commercial establishment outside the view of employees within the business.

C. Outdoor vending machine performance standards. When outdoor vending machines are permitted, they are subject to the following requirements:

1. Outdoor vending machines shall not obstruct pedestrian pathways, driving aisles, parking spaces, or any areas necessary for proper vehicular circulation or loading activities. A clear path of travel at least four feet wide must be provided around outdoor vending machines.
2. Outdoor vending machines shall comply with the provisions of Title 24 of the California Code of Regulations (California Physical Access Laws).
3. Outdoor vending machines shall comply with the requirements of the California Building and Fire Safety Codes.
4. Outdoor vending machines shall not be located within four feet of the public right-of-way, or located in such a manner as to encourage or require customers to stand or park in the right-of-way in order to use the machine.
5. The back of an outdoor vending machine may not be located more than 18 inches from an exterior wall of the primary structure on the lot.
6. If exposed conduits or pipes are required (e.g., to supply the outdoor vending machine with power, coolant for refrigeration, or the product being dispensed), they shall be secured to the building and painted or otherwise screened to match the building exterior. Exposed conduits, pipes, and utility connections shall not bridge a span or gap greater than 18 inches.
7. All outdoor vending machines shall be maintained in a clean and attractive condition. Any graffiti on an outdoor vending machine shall be removed within 24 hours. If the outdoor vending machine is removed, the area shall be cleaned and restored to its previous condition, including the removal of any abandoned pipes, conduits or other connecting hardware.
8. In addition to the other requirements of this Chapter, the following criteria shall apply to outdoor vending machines:
 - a. Outdoor vending machines shall not block or visually obstruct the sales counter as viewed from outside the establishment.
 - b. The area occupied by outdoor vending machines may not exceed 20% of the width of the building elevation along which they are located, nor shall the combined width of all vending machines at any one site exceed 30 feet.

c. Sign copy on an outdoor vending machine shall be limited to that which fits on the exterior panels of the machine and shall only advertise the actual product or service provided by the machine.

d. The provisions of this section shall not apply to any property in the M-U zone district. The approved specific plan associated with each M-U zoned property shall address outdoor vending machines on that property.

D. Outdoor display of merchandise accessory to permitted on-site use. Any outdoor display must be in conjunction with a use operating within the building or tenant space and shall comply with the following requirements:

a. Display of merchandise must be located directly adjacent to the business operating sales.

b. The aggregate display area shall not exceed 24 square feet.

c. Merchandise must be located within 4 feet of the store front.

d. Items shall be displayed only during the hours that the use conducted inside the building on the premises is open for business.

e. No item, or any portion thereof, shall be displayed on public property unless an encroachment permit has first been obtained from Public Works.

f. No item shall be displayed within required landscaping or required parking spaces.

g. No item shall be displayed in a manner that causes a safety hazard; obstructs the entrance to any building; interferes with, or impedes the flow of pedestrian or vehicle traffic; is unsightly or creates any other condition that is detrimental to the public health, safety or welfare or causes a public nuisance.

h. Separately regulated products are not eligible for outdoor display. Separately regulated products include, but are not limited to: alcohol, automotive parts, and tobacco and paraphernalia.

17.140.160 Use of exterior yard areas.

The following regulations shall apply to the use of all areas designated as front yard setback areas and all areas on corner lots, including reverse corner lots, designated as exterior side yard setback areas:

A. The following classifications of objects and/or use shall be permitted, provided that they do not constitute a hazard to health or safety, are securely mounted or supported where required, and are properly maintained:

1. Landscaping as defined in Chapter 17.195;
2. Driveways and other paved parking areas not to exceed 50 percent of the required front yard setback area in single-family residential zones. However, single-family lots fronting on a cul-de-sac may exceed this limit, as necessary, to provide a paved driveway adequate in width to access garage parking;
3. Patio furniture;
4. Currently licensed automobiles, boats, trailers and unoccupied recreational vehicles, motorhomes, and campers may be parked or stored on designated paved parking areas. No automobile, boat, trailer, motor home or camper shall be repaired, dismantled or allowed to remain in a dismantled and/or inoperable condition for periods exceeding 72 hours in succession. No automobile, recreational vehicle, boat, motor home, trailer or camper may be parked on the required landscaped area, and in no case may such vehicles be used as habitation anywhere on the property;
5. Building materials during periods of construction or remodeling on any lot or lots where a valid building permit has been issued and is in effect; and
6. Subterranean shelters and storage rooms provided that there is no visual evidence of such facilities visible from the public right-of-way.

B. A temporary shade structure, in compliance with Section 17.225.160, shall be permitted, subject to approval of an administrative zoning permit.

C. Notwithstanding the provisions of subsections (A) and (B) of this section, nothing shall be placed or permitted to remain in such a position or location as to interfere with sight distance necessary for the safe passage of pedestrians and/or vehicles and emergency units along the public ways, or interfere with light and air reasonably necessary for structures used for human occupancy.

17.145.150 Commercial land use table.

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

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

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

**Table 17.145.150
Commercial Land Use Table**

	O-P	C-N	C-G	C-R	C-M	Notes
Commercial Uses						
Adult book store, adult theater, and other adult entertainment activities	X	X	A	A	X	1, 2
Alternative lending including payday loans, anticipatory loans, and auto title lending, excludes federal or state chartered banks, savings and loans, thrifts, and credit unions	X	X	C	C	X	1, 32, 33
Amusement parks including miniature golf, go-cart tracks, mechanized rides, etc.	X	C	C	C	C	

	O-P	C-N	C-G	C-R	C-M	Notes
Animal grooming services	X	P	P	P	X	
Antique sales	X	P	P	P	X	
Appliance repair; large gas and electric appliances including heating and air conditioning systems, parts and supplies	X	X	X	X	P	1
Appliance sales; large gas and electric appliances including heating and air conditioning systems, parts and supplies	X	P	P	P	P	
Appliance sales and repair of small electrical appliances	X	P	P	P	P	1
Art galleries, commercial retail	X	P	P	P	X	
Artist studios and art restoration services	P	P	P	P	P	
Athletic clubs and fitness centers	X	P	P	P	X	28
Auction house	X	X	C	C	P	1
Auto parts and accessories; new parts	X	X	P	P	X	1
Auto parts and accessories; used parts, excludes dismantling	X	X	X	X	P	1, 3
Auto rental including the rental of moving vans, trucks and trailers	X	X	C	X	C	1
Auto sales, including: autos, motorcycles, light trucks, and recreational vehicles	X	X	C	C	C	4
Automotive body repair	X	X	C	X	C	1
Automotive service and repair	X	X	C	C	C	1
Automotive fueling station	X	C	C	C	C	5
Auto washing and detailing, full service carwash	X	X	C	X	X	1
Auto washing, self-service carwash	X	C	C	X	X	1
Bail bonds office	P	P	P	P	P	1
Beauty salon, nail salon, barber shop, and day spa	P	P	P	P	X	6
Beauty supply and cosmetics sales	P	P	P	P	X	

	O-P	C-N	C-G	C-R	C-M	Notes
Billboard sign	P	P	P	P	P	7
Blood banks and blood donation facilities	P	P	P	P	X	1
Blood plasma centers	C	X	X	X	X	1
Boat sales including ancillary service and repair	X	X	P	X	C	
Book store, including news copy and magazine sales	P	P	P	P	X	
Bowling alley	X	X	C	C	X	
Camera and photographic sales and related services	X	P	P	P	X	
Card room, non-gambling	P	P	P	P	X	3, 26
Carpet and drapery cleaning and repair services	X	X	X	X	P	
Cemetery, crematory, and mausoleum	C	C	C	C	C	
Child activity centers	X	P	P	P	X	
Circuses and carnivals	X	X	T	T	X	
Clothing and apparel store, new	X	P	P	P	X	
Clothing and costume rentals	X	P	P	P	X	
Clubs: youth clubs, professional organizations, union halls, fraternal organizations, and similar uses	C	C	C	C	X	
Cocktail lounge	X	C	C	C	X	8, 9
Community gardens	P	P	P	P	P	29
Consumer electronics retail sales with ancillary service	X	P	P	P	P	
Contract construction services	X	X	X	X	P	
Convenience market	X	P	P	P	X	8
Custodial and cleaning services including property management and building maintenance with associated vehicle, equipment, and supply storage	X	X	X	X	P	
Dance studio	X	P	P	P	X	
Day care facility	MUP	MUP	MUP	MUP	MUP	

	O-P	C-N	C-G	C-R	C-M	Notes
Department store with general retail sales	X	P	P	P	X	
Drive-through service accessory to an authorized land use	S	S	S	S	S	1
Employment services	P	P	P	P	P	
Equipment rental with outdoor storage or display	X	X	C	C	C	1
Equipment rental without outdoor storage or display	X	P	P	P	P	1
Escort service	X	X	P	X	X	3
Fabric store	X	P	P	P	X	
Farmers market	X	Z	Z	Z	X	34
Financial services and institutions	P	P	P	P	X	10
Firearm and ammunition sales, new and resale	X	P	P	P	X	3
Firing ranges, indoor ranges for fire arms or archery	X	X	C	C	C	1
Florist	P	P	P	P	X	
Food truck or trailer	X	T	T	T	T	36
Funeral parlor and mortuary	P	P	P	P	X	1
Furniture and home furnishing sales	X	P	P	P	P	
Game center and video arcade	X	X	P	P	X	3
General retail sales	X	P	P	P	X	
Gift shop, including novelties, souvenirs, greeting cards, etc.	X	P	P	P	X	
Gunsmith	X	P	P	P	X	1
Hardware store, indoor (includes building materials and related services)	X	P	P	P	P	1
Hardware store with outdoor storage or display (includes building materials and related services)	X	X	C	C	C	1
Headquarters office facility	P	X	P	P	P	
Heavy equipment sales including large trucks and tractor-trailer rigs	X	X	X	X	C	

	O-P	C-N	C-G	C-R	C-M	Notes
Hobby shop	P	P	P	P	X	
Hotel and motel	X	X	C	C	X	
Household accessories including bedding, linens, kitchen supplies, etc.	X	P	P	P	X	
Kennel	X	X	X	X	C	
Kiosk, booth, and stand	X	Z	Z	Z	Z	11
Laundry and dry cleaning services, retail, including coin operated self-service laundry	X	P	P	P	X	
Liquor store	X	C	C	C	X	1, 8
Live entertainment	X	X	C	C	X	3
Locksmith and related services	X	P	P	P	P	
Manufactured housing sales including modular and mobile home sales	X	X	P	X	P	
Market	X	P	P	P	X	
Massage establishments, steam bath, and sauna room	X	X	C	C	X	1, 3, 6, 12
Massage services permitted as an accessory use to a permitted primary use	P	P	P	P	X	3, 6, 12
Medical and dental office, laboratories, and clinics open to the general public including acupuncture, chiropractic, and other state licensed health care practices	P	P	P	P	X	
Medical and dental laboratory not open to the public	P	P	P	P	P	
Marijuana cultivation, delivery, dispensary, manufacturing and storage	X	X	X	X	X	
Modeling agency, talent agencies and entertainment booking services (office only)	P	P	P	P	X	
Motion picture theatre (indoor)	X	X	C	C	X	13
Music lessons conducted indoors	P	P	P	P	X	

	O-P	C-N	C-G	C-R	C-M	Notes
Music store including the sale of musical instruments, sheet music, and recorded music	X	P	P	P	X	
Office, administrative, business and professional	P	P	P	P	P	
Office machine sales	X	P	P	P	P	
Optical goods including eye glasses, contact lenses, and eye exams	P	P	P	P	X	
Outdoor dining, accessory to authorized restaurant or cocktail lounge	X	Z	Z	Z	Z	14
Outdoor sales events at existing business developments	T	T	T	T	T	
Parcel delivery and postal services (office only, does not include U.S. Postal Service offices)	P	P	P	P	X	
Pawn shop or pawn broker	X	X	C	C	X	1, 3, 32, 33
Personal storage facility	X	X	C	X	C	15
Pest control services	X	X	X	X	P	
Pet supply stores including pet sales and pet adoption services with accessory indoor veterinary and grooming services	X	P	P	P	X	
Pharmacy	P	P	P	P	X	16
Photocopying and other retail office services for the general public	P	P	P	P	X	
Photographic studio including ancillary photo finishing services	P	P	P	P	X	
Plant nursery	X	X	P	P	P	1
Pool hall or billiards parlor	X	X	C	C	X	3
Prefabricated storage containers used for short term storage	T	T	T	T	T	
Private security company with watch dogs	X	X	C	C	C	1, 3

	O-P	C-N	C-G	C-R	C-M	Notes
Private security company without watch dogs	P	P	P	P	P	
Public assembly	X	X	C	C	C	
Recreational facility	MUP	MUP	MUP	MUP	MUP	
Resource recovery center	X	C	C	C	C	17
Restaurant	P	P	P	P	C	8, 9, 18
Restaurant, take-out only	P	P	P	P	C	19
Restaurant (full-service) with alcoholic beverage production use	P	X	C	C	X	8, 9
Seasonal outdoor businesses such as Christmas tree lots	T	T	T	T	T	
Secondhand merchandise store or kiosk including buying of gold, precious metals, gemstones, jewelry, or electronics	X	X	C	C	X	1, 3, 32, 33
Service and repair of consumer electronics	X	P	P	P	X	
Shoe sales and shoe repair	X	P	P	P	X	
Single room occupancy (SRO) housing	X	X	C	X	X	
Skilled nursing facility	C	C	C	C	C	1
Special training and schooling conducted indoors	P	P	P	P	P	
Special training and schooling conducted outdoors	X	X	X	X	MC	
Sporting goods, bicycles, and toy stores	X	P	P	P	X	
Supermarket	X	P	P	P	X	
Surplus store	X	P	P	P	X	1
Swap meet and flea market	X	X	X	C	X	1, 3
Tailoring, alteration, and sewing services	P	P	P	X	X	
Tattoo and body piercing studio	X	X	P	P	X	1
Thrift or resale shop	X	P	P	P	X	1, 3
Ticket sales office	P	P	P	P	X	

	O-P	C-N	C-G	C-R	C-M	Notes
Tobacco and smoke shop, electronic/vapor substance inhalation shop	C	C	C	C	X	1, 20
Tool and equipment repair and sharpening services excluding heavy equipment repair	X	X	P	P	X	1
Trailer and camper sales, non-motorized	X	X	P	X	P	
Travel agency	P	P	P	P	X	
Vehicle storage lot	T	X	T	T	T	
Veterinary and small animal hospital, indoors only	X	X	P	P	P	1
Video sales and rentals including video game sales and rentals	X	P	P	P	X	
Vocational and trade school (conducted indoors)	X	P	P	P	P	9
Vocational and trade school (conducted outdoors)	X	X	X	X	C	9
Volume discount store (including 99¢ and closeout stores)	X	X	P	P	X	1
Watch, clock, and jewelry sales and repair	P	P	P	P	X	
Other similar uses	D	D	D	D	D	21
Light Industrial Uses						
Contract construction services	X	X	X	X	P	
Direct selling organizations (baked goods, ice cream trucks, bottled water vendors, catering wagons, etc.)	X	X	X	X	P	
Food and beverage processing	X	X	X	X	P	
Heavy equipment service and repair	X	X	X	X	C	
Laundry services, industrial, including linen, diaper, and uniform cleaning, alteration and repair services	X	X	X	X	P	
Light manufacturing	X	X	X	X	P	
Microbrewery	X	X	C	C	C	35

	O-P	C-N	C-G	C-R	C-M	Notes
Printing and publishing services, non-retail and excluding contact with the general public	X	X	P	P	P	
Recycling center for metal, cardboard, glass, e-waste, etc.	X	X	X	X	C	
Scientific and commercial testing laboratories including product research and development	X	X	X	X	P	
Service and repair of light machinery including vending machines, office machines, large household appliances, etc.	X	X	X	X	P	
Service and repair of precision instruments including cameras, optical devices, medical devices and electronic testing equipment	X	X	X	X	P	
Warehousing and distribution	X	X	X	X	P	
Wholesale trade excluding explosives	X	X	X	X	P	
Other similar uses	D	D	D	D	D	21
Transportation, Communication and Utilities						
Ambulance service	C	C	C	C	P	1, 3
Bus passenger terminals, public or private charter	X	X	P	P	P	
Bus parking and maintenance facility	X	X	X	X	P	
Heliport	C	C	C	C	C	
Limousine service	X	X	X	X	P	3
Media production including broadcasting studios, and audio and video recording studios	X	P	P	P	P	
Parking lots and garages, short term	P	P	P	P	P	
Radio, and/or television broadcasting	P	P	P	P	P	22
Solid waste disposal facility	C	C	C	C	C	1
Taxicab terminal	X	X	P	P	P	
Towing services with vehicle storage	X	X	X	X	C	1, 3
Towing services without vehicle storage	X	X	C	X	C	1, 3

	O-P	C-N	C-G	C-R	C-M	Notes
Trucking terminal for motor freight including parcel delivery service terminals	X	X	X	X	P	
Utilities, excluding sewage treatment	C	C	C	C	C	
Vehicle storage facility, long term, including lots and structures	X	X	X	X	MUP	1
Wireless communication facilities, freestanding	C	C	C	C	C	23
Wireless communication facilities, architecturally integrated or other stealth design	S	S	S	S	S	23
Other similar uses	D	D	D	D	D	21
Institutional and Charitable Uses						
Botanical garden, and arboretum	P	P	P	P	X	
Educational institution	C	C	C	C	C	
Emergency shelters	X	X	C	C	S	1, 24
Governmental administrative offices (excluding services)	P	P	P	P	P	
Governmental operation center and service facilities	C	C	C	C	C	
Hospital	C	C	C	C	X	
Library, public	P	P	P	P	X	
Museum	P	P	P	P	X	
Non-profit welfare and charitable organizations and services	X	X	C	C	X	1, 27
Parks and playgrounds, public or private	X	P	P	P	P	
Amateur sports fields	X	MUP	MUP	MUP	MUP	
Religious facilities	C	P	P	P	C	9
Temporary feeding area	C	C	C	C	C	
Transition service center	X	X	C	C	P	1, 24
WIC center	P	P	P	P	X	1
Other similar uses	D	D	D	D	D	21
Residential Uses						

	O-P	C-N	C-G	C-R	C-M	Notes
Caretaker's unit	P	P	P	P	P	25
Residential care facility	C	C	C	C	X	1

1. Prohibited in SP 182. However, automotive service and repair uses are permitted with approval of a CUP in the portion of SP 182 that is also a part of Special Development Area No. 10 and zoned C-M. Furthermore, for those properties within SP 182 and located north of Madison Avenue, freeway-oriented uses as defined in this title are permitted accordingly.
2. Subject to the provisions of Chapter 17.45 (adult entertainment establishments).
3. Requires a Special Operations License for uses as described in ECMC Chapter 5.16. For towing services, only police towing services require a Special Operations License.
4. Off-site outdoor automobile sales are subject to the provisions of section 17.225.190.
5. Subject to the provisions of Chapter 17.215 (automotive fueling stations).
6. Subject to the provisions of Chapter 5.40 of the El Cajon Municipal Code.
7. Subject to the provisions of section 17.190.270 (billboard signs).
8. Subject to the provisions of Chapter 17.210 (alcohol sales).
9. Subject to parking requirements listed in section 17.185.190.
10. "Check cashing only" services are prohibited in SP 182.
11. Subject to the provisions of Chapter 17.40 (Administrative Zoning Permit), section 17.130.250 (kiosks).
12. Subject to the provisions of section 17.225.070 (massage establishments and services)
13. Subject to the provisions of Chapter 17.230 (motion picture theaters).
14. Subject to the provisions of section 17.225.090 (outdoor dining areas).
15. Subject to the provisions of Chapter 17.235 (personal storage facilities).
16. The retail display area shall not exceed fifteen percent (15%) of the gross floor area in the O-P zone.
17. Subject to the provisions of section 17.225.100 (resource recovery centers).
18. Restaurant size may be limited in the C-M zone.
19. Subject to the provisions of section 17.225.130 (take-out only restaurants).
20. Subject to the provisions of Chapter 17.240 (tobacco, smoke shops, and electronic/vapor inhalation shops).
21. As determined by the director of community development.
22. Excludes wireless communications facilities as defined in Chapter 17.105.
23. Subject to the provisions of Chapter 17.245 (wireless communications facilities).
24. Subject to the provisions of section 17.225.180 (transition service centers and emergency shelters).
25. Only one caretaker's unit permitted per lot in association with an authorized primary use occupying the same property. Must be attached to the primary structure on the lot, if such a structure exists.
26. May only be operated as an ancillary use to 1) a bona fide non-profit club, society, professional organization, union hall, fraternal organization, and similar (non-profit) use, with a valid conditional use permit for the primary use, and 2) a restaurant. Subject to additional card room regulations listed in Chapter 5.28 (Card rooms) of Title 5 and Chapter 17.225 (Miscellaneous Special Uses and Regulations) of this Title. Non-profit status must be in place prior to application submittal, as applicable.
27. Non-profit medical and dental clinics are permitted uses. They do not require a CUP and are not prohibited in SP 182.
28. Subject to the parking requirements for places of assembly listed in Table 17.185.190.
29. Subject to the provisions of Chapter 17.205 (agriculture and animals).
30. Excludes businesses purchasing items as an accessory use to a primary retail sales use.
31. Subject to the provisions of section 17.225.200 (Alternative Lending).
32. Subject to the provisions of Chapter 17.250 (Secondhand Merchandise Stores and Pawn Shops).
33. Prohibited in the boundaries of SP 462.
34. Subject to the provisions of section 17.225.220 (Farmer's Market).
35. Subject to the provisions of section 17.225.230 (Microbrewery).
36. Subject to the provisions of Chapter 17.75 (Temporary Use Permit) and section 17.225.240 (Food trucks).

17.150.170 Manufacturing zone land use table.

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

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

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

**Table 17.150.170
Manufacturing Zone Land Use Table**

	M	Notes
Advertising and public relations office	P	
Agricultural processing, excluding animal slaughtering facility	P	
Aircraft and aviation equipment sales	P	
Alcoholic beverage production	P	12
Alcoholic beverage production with full-service restaurant	C	13
Animal slaughtering facility	C	
Ambulance service	P	1
Ammunition manufacturing	P	2, 14
Amusement park, including miniature golf, go-cart track, mechanized rides, etc.	C	1
Aircraft and flying accessory sales	P	3

	M	Notes
Art studio and art restoration service, excluding art galleries	P	
Athletic field and courts	C	
Auction house, indoor	P	
Auction house, outdoor	C	
Auto dismantling, salvage, and junk dealer, including the sale of used auto parts	C	1
Bus terminal, bus parking and maintenance facility, public or private charter	P	
Carpet and drapery cleaning and repair service	P	
Cemetery, crematory, and mausoleum	C	
Chemical production and processing, excluding explosives	P	
Computer programming, including web design, software engineering and other intellectual design and consulting services based upon digital computer technology	P	
Concrete batch processing plant	C	
Contract construction service	P	14
Credit reporting office	P	
Custodial and cleaning service, including property management and maintenance with associated vehicle, equipment, and supply storage	P	
Data storage facilities and server rooms, including internet service provider	P	
Day care facility including adult day care with health services	MUP	
Direct selling organization, including baked goods, ice cream truck, bottled water vendor, and catering wagon	P	
Educational institutions	C	
Emergency shelter	S	8
Equipment rental, with or without outdoor storage or display	P	
Firing range, indoor range for firearms or archery	C	
Firewood sales	C	
Flight school	P	
Food and beverage processing	P	
Food truck or trailer	T	16

	M	Notes
Fuel storage and distribution, bulk fuel storage	P	
Funeral parlor and mortuary	C	
Governmental administrative office (not including services)	P	
Governmental operation center and service facility	C	
Hazardous waste treatment, storage, and transfer	C	
Headquarters office facility	P	
Heavy equipment sales, rental, and repair	P	
Heliport	C	
Insurance office	P	
Kennel	C	
Land development consulting offices, including: architecture, planning, engineering, and real estate services	P	
Laundry services, industrial, including linen, diaper, and uniform cleaning, alteration, and repair services	P	
Light manufacturing	P	3
Light rail terminal	P	
Limousine service	P	1
Machine shop service, including milling and lathing	P	
Mail order and internet based sales, excluding contact with the public	P	
Marine craft sales and service	P	
Media production, including broadcasting studio, and audio and video recording studio	P	
Media distribution	P	
Medical and dental laboratory	P	
Messenger service	P	
Metal industries, including steel manufacturing and smelting	P	
Marijuana cultivation, delivery, dispensary, manufacturing, and storage	X	
Mining activity, including barrow pits over three feet in depth	C	
News agency, including newspaper office and web-based news outlets	P	
Outdoor sales event at existing business developments	T	

	M	Notes
Parking lot and structure	P	
Pest control service	P	
Petroleum refining and processing of petroleum products	C	
Photocopying, mailing, and other office services, excluding contact with the general public	P	
Photographic service, excluding public contact	P	4
Prefabricated storage container used for permanent storage	C	
Prefabricated storage container used for short term storage	T	
Printing and publishing service	P	
Private security company with watch dogs	C	1
Private security company without watch dogs	P	1
Railroad facilities, including switching stations, maintenance yards, rail freight and passenger terminals	P	
Recreational facility—Commercial outdoors, including golf courses, driving ranges, radio controlled cars, skateboard parks, paintball facilities, and other similar uses	C	
Recycling center for metal, cardboard, glass, e-waste, etc.	C	
Religious facilities	C	
Resource recovery center	C	
Restaurant	C	5, 6, 7
Sawmill, including the processing and manufacturing of wood products	P	
Scientific and commercial laboratories, including research, development, and testing services	P	
Service and repair of light machinery, including vending machines, office machines, large household appliances, etc.	P	
Solid waste processing facility	C	
Special training and schooling (conducted indoors)	P	11
Special training and schooling (conducted outdoors)	MC	
Sports assembly including stadium, arena, racetrack and other large sporting venue	C	
Swimming pool, swimming school, and other aquatic recreation facilities	C	
Temporary feeding area	C	

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

1. Requires a special operations license as described in ECMC Chapter 5.16. For towing services, only police towing services require a special operations license.
2. Small arms ammunition only. Nothing larger than 30-caliber ammunition.
3. Light manufacturing describes a wide range of manufacturing uses as defined in Chapter 17.105.
4. Includes aerial photography, photo editing and finishing, service and repair of cameras and other optical devices.
5. Restaurants may be limited in size.
6. Subject to the provisions of Chapter 17.210 (alcohol sales).
7. Subject to the parking requirements listed in section 17.185.190.
8. Subject to the provisions of section 17.225.180 (transition service centers and emergency shelters).
9. As determined by the director of community development.
10. Only one caretaker's unit permitted per lot in association with an authorized primary use occupying the same property. Must be attached to the primary structure on the lot, if such a structure exists.
11. If the school provides instruction to persons under the age of 18, then a minor conditional use permit is required.

12. A tasting area, indoor and/or outdoor, not to exceed 25 percent of the gross floor area of the production space is permitted as an accessory use to an alcoholic beverage production manufacturer subject to Chapter 17.210 and section 17.225.210.
13. Subject to Chapter 17.210 Alcohol sales and deemed approved alcohol sales regulations.
14. Limited explosives storage allowed as accessory to an authorized primary use and subject to the Fire Code provisions and all local, state, and federal laws including the National Fire Protection Association.
15. Subject to the provisions of Chapter 17.245 (wireless communications facilities).
16. Subject to the provisions of Chapter 17.75 (Temporary Use Permit) and section 17.225.240 (Food trucks).

17.165.210 Processing a PRD—Preparation of site plan, building elevations and subdivision map.

A. In addition to the required zone reclassification application, any application submitted for a Planned Residential Development shall be accompanied by a PRD plan consisting of a proposed site plan, building elevations, a materials/color board, a conceptual landscape plan, floor plans, and any other data determined necessary by the director to adequately evaluate the project for consistency with the applicable PRD development standards. In addition, the PRD plan shall be accompanied by a tentative subdivision map,

B. Proposed Site Plan and Tentative Subdivision Map.

1. The proposed PRD site plan shall be drawn to a standard engineering scale and shall reflect all proposed lots, buildings, streets, driveways, parking areas, landscaped areas, open space and recreational areas.

2. A tentative subdivision map or a tentative parcel map, as appropriate, shall be filed concurrently with the proposed site plan for the PRD and shall comply with the state Subdivision Map Act and the city's subdivision title.

3. The information shown on the proposed site plan shall be coordinated with the information shown on the tentative parcel or subdivision map.

C. Required Hearings. The proposed site plan and tentative map shall be considered at a public hearing by the planning commission, which shall recommend approval, conditional approval, or denial of the PRD to the city council. The city council shall hold a public hearing and make the final decision to approve, conditionally approve, or deny the project.

17.185.030 Minimum stall dimensions.

A. Outdoor, uncovered, parking stalls shall have minimum dimensions of 8.5 feet in width, by 18.5 feet in depth. Such parking spaces may overhang landscaped areas by no more than two feet inclusive of exterior setback area and the curb width separating the stall from the landscaped area. The parking spaces may not overhang required walkway or sidewalk width. The painted stripes that define required parking stalls shall have a minimum width of four (4) inches and parking stall width shall be measured from the center of such stripes.

B. Indoor and covered parking stalls, including stalls in garages and carports, shall have minimum dimensions of 10 feet in width by 20 feet in depth. Nothing shall be permitted to encroach into the required covered parking area including stairways, work-benches, laundry facilities, water heaters, etc.

C. Minimum dimensions of angled parking stalls shall be determined by the city traffic engineer and maintained on file in the community development department.

D. Motorcycle parking stalls shall have minimum dimensions of five (5) feet in width and 10 feet in depth.

E. Parking spaces designed for small or economy cars shall not be permitted in satisfaction of the parking requirements imposed by this title, but may be permitted for parking spaces in excess of the requirements listed in this title.

17.185.060 Backup space.

Standard, rectangular (90 degree) parking spaces shall provide at least 24 feet of unobstructed back up maneuvering space. Back up space may include overhang of up to two feet of landscape areas. Back up space requirements in parking areas with angled stalls shall be determined by the city traffic engineer and maintained on file in the community development department.

17.185.190 Commercial zone parking requirements.

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

**Table 17.185.190
Commercial Zone Parking Requirements**

Unique uses	
Caretakers unit	Two (2) spaces in addition to any other parking required at the site
Institutional uses, utilities, and places of assembly	

Religious facilities, theatres, auditoriums, and similar places of assembly	One (1) space per every five (5) fixed seats, or one (1) space for every two hundred (200) square feet of gross floor area whichever is greater.
Public buildings including utilities and related facilities	As determined by CUP
Other uses not listed	As determined by the Director
Commercial uses	
General office uses and general retail commercial uses not specified elsewhere in this table	One (1) space per two hundred fifty (250) square feet of gross floor area up to ten thousand (10,000) square feet, plus one (1) space per three hundred (300) square feet of gross floor area for the next fifteen thousand (15,000) square feet, plus one (1) space per four hundred (400) square feet of gross floor area above twenty five thousand (25,000) square feet
Dance halls	One (1) space per fifty (50) square feet of dance floor, or one (1) space per three hundred (300) square feet of gross floor area, whichever is greater
Restaurants, cocktail lounges, and similar eating and drinking establishments	One (1) space per one hundred (100) square feet of gross floor area, except as follows: In shopping centers over two (2) acres in size, the parking requirement for restaurants is the same as for other general retail uses in that center; at an existing commercial property, the parking requirement for restaurants is the same as for other general retail uses.
Hospitals	One (1) space per bed.
Hotels and motels	One (1) space per room, plus one (1) space per three hundred (300) square feet of gross floor area dedicated to offices, restaurants and lounges located within the hotel or motel.
Automobile fueling station	See Chapter 17.215.
Outdoor venues such as swap meets, farmers markets, athletic fields, and other outdoor recreational facilities	One (1) space for every three (3) people anticipated at maximum attendance as indicated by the required conditional use permit.
Indoor recreational facilities such as bowling alleys, game centers, fitness centers, dance studios, and martial arts facilities	One (1) space per two hundred (200) square feet of recreation area plus one (1) space per four hundred (400) square feet of non-recreation area; accessory eating and drinking areas to be calculated separately at one (1) space per one hundred (100) square feet.

Outdoor sales areas	One (1) space per one thousand (1,000) square feet of outdoor sales and display. The parking requirement for outdoor sales areas at automobile sales establishments shall be determined at time of the conditional use permit
Transportation facilities (bus depots, trolley stations, etc.)	One (1) space per five (5) fixed seats or one (1) space per four hundred (400) square feet of gross floor area, whichever is greater
Commercial building additions for storage space only	See section 17.130.255

17.185.220 M zone and C-M zone parking requirements.

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

**Table 17.185.220
M Zone and C-M Zone Parking Requirements**

Manufacturing and transportation uses	One (1) space per 600 square feet of gross floor area ¹
Warehousing and distribution	One (1) space per 1,000 square feet of gross floor area ^{1,2}
Trade and service uses	One (1) space per 300 square feet of gross floor area
Outdoor sales areas and outdoor storage	One (1) space per 1,000 square feet of outdoor sales or storage area
Large box retail	In the C-M zone, the parking requirement for large box retail establishments may be reduced to one (1) space per 500 feet of gross floor area.
Other uses not listed	As determined by the Director

¹ Includes accessory office space up to 25% of gross floor area. Office areas in excess of 25% shall provide parking at 1 space per 300 feet of additional office space.

² Warehouse developments must provide sufficient undeveloped, open space that is not a part of any required landscaping or setbacks to be reserved for potential parking area expansion to accommodate the parking requirement for a manufacturing or transportation use.

Parking for Mezzanines. The parking requirement for mezzanines areas shall be the same as the requirement for the other areas of a development

Employee Compact Parking. In the C-M and M zones only, any use with fifty or more required parking spaces may designate an employee-only parking area with up to 40 percent of the required parking spaces reduced in size to 8.5 feet by 17 feet.

17.205.030 Ordinary household pets.

The keeping of ordinary household pets shall be permitted at a residence, subject to the following regulations:

- A. Not more than four (4) ordinary household pets (dogs or cats) are permitted for each dwelling, together with offspring less than four (4) months of age.
- B. A fifth (5th) ordinary household pet may be authorized for an individual dwelling unit subject to the granting of an administrative zoning permit.

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

A. No new on-sale alcoholic beverage establishment shall be located within one thousand (1,000) feet of an existing on-sale alcoholic beverage establishment (except in the C-R zone) and/or within six hundred (600) feet of residentially zoned property, public or private schools, health care facilities, religious facilities, parks or playgrounds, and off-sale alcoholic beverage establishments, except:

1. A restaurant with an ancillary bar with less total square footage than the restaurant eating area; or
2. On-sale alcoholic beverage establishment with alcohol sales secondary and incidental to an approved, complementary, principal use within the boundaries of Specific Plan No. 19 or Specific Plan No. 182; or
3. An alcoholic beverage manufacturer such as a craft brewery with an ancillary tasting room or craft brewery with a full service restaurant.

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

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

D. For the purposes of this section, “principal use,” may include, but is not limited to, live entertainment, participatory sporting activities, museums, theaters, performing arts center owned by a public agency, hotels, or other, similar uses approved by the Director of Community Development, so long as the location of the sales of alcoholic beverages occurs on the same premises as the principal use, and the owner of the principal use is the owner of the liquor license.

17.225.210 Tasting rooms.

A tasting area, indoor and/or outdoor, in association with an alcoholic beverage production use may be permitted subject to the following standards:

1. The tasting area may not exceed 25 percent of the production gross floor area unless otherwise authorized by a conditional use permit.
2. The tasting area may only sell product that is produced on-site.

17.225.240 Food trucks.

A food truck and/or trailer may be permitted with approval of a temporary use permit subject, but not limited, to the following standards:

1. The applicant must obtain and maintain a County of San Diego Department of Environmental Health permit.
2. The food truck or trailer operator must maintain a valid business license.
3. The food truck or trailer and furnishings must be operated strictly within private property.
4. No verbal solicitation of business is permitted.
5. No amplified sound or loudspeakers are permitted.
6. No selling or serving of alcoholic beverages is permitted.
7. All associated equipment must be contained within the food truck or trailer.
8. The area in and around the food truck or trailer must be maintained clean and free of litter at all times.
9. A trash and recycling container must be provided for patrons in an area that does not impede pedestrian and vehicular traffic.
10. Furnishings shall not constitute a hazard as determined by the Fire Marshall and Building Official.
11. No obstruction for pedestrian, vehicular traffic or business access is permitted.
12. Initial duration not to exceed one (1) year, with eligibility for annual extensions.
13. Any deviation from the standards listed in this subsection shall require an administrative zoning permit in compliance with chapter 17.40.

Exhibit B

Zoning Code Amendment No. ZCA-2021-0002

Phase 1: Economic Development & Consistency

Proposed Strikethrough Changes

17.20.070 Commission action shall be final when recommending denialying application.

The action of the planning commission in recommending denialying of an application for an amendment shall be final and conclusive, ~~unless within 10 days of the planning commission's action, a written appeal of the action is filed with the city clerk pursuant to the provisions of Chapter 17.30 of this title.~~

17.60.050 Authority to approve.

The planning commission may recommend approval, ~~or~~ conditional approval, or denial of a PUD to the city council. ~~Alternatively, the planning commission may deny a request for a PUD. The decision of the planning commission to deny a PUD is final, unless appealed to the city council pursuant to the provisions of Chapter 17.30.~~ The city council's decision to approve, conditionally approve, or deny a proposed PUD is final.

17.75.020 Applicability.

Some businesses and activities, intended by virtue of their nature to be established for a short duration, may be allowed in various zones with approval of a temporary use permit, as indicated in the land use tables in Chapters 17.140, 17.145, and 17.150. No temporary use permit is required for uses that have been authorized by conditional use permit. Temporary uses include the following:

- A. Seasonal outdoor businesses, such as Saint Valentine's Day flower booths, Christmas tree lots, and Halloween pumpkin lots.
- B. Outdoor sales events, such as parking lot sales and outdoor arts and craft shows. Businesses in the city are limited to two outdoor parking lot sales per year, unless additional sales are authorized by conditional use permit. A single vendor may have no more than two outdoor sales events in the city per year, regardless of location unless approved by a conditional use permit.
- C. ~~Traveling a~~Amusements, such as circuses, ~~and~~ carnivals, and other similar activities conducted in the general commercial and regional commercial zones.
- D. Prefabricated storage containers used for short-term or seasonal storage.
- E. Construction laydown yards in commercial and industrial zones.
- E. Vehicle storage lot for short-term storage, of excess inventory of new and used automobiles, when the dealership is operated on property of at least two (2) acres in size within the city. The duration may not exceed two (2) years, with a maximum of one administratively-authorized extension.
- F. Food trucks and/or trailers subject to section 17.225.240.
- FG. Other similar temporary uses, as determined by the director.

17.70.030 Initiation.

Specific plans and amendments thereto shall be adopted in the same manner as provided in this title for amendments to the Zoning Code and may be initiated by:

- A. Submittal of a completed application by the property owner, or the owner's agent; or
- B. Resolution of intention of the city council; or
- C. Resolution of intention of the planning commission; or
- D. [City Council action.](#)

17.105.020 Definitions.

“Freeway-oriented uses” means those uses customarily sited immediately adjacent to freeways and designed to serve the traveling public. These uses include lodging establishments, drive through services accessory to permitted land uses, automotive fueling stations, convenience markets, restaurants, and electrical vehicle charging stations.

“Ordinary household pet” means any animal, which is normally domesticated and customarily kept for personal use or enjoyment ~~in~~at a ~~residence~~residential zone. For purposes of this code, ordinary household pets shall include, but not be limited to: domesticated dogs, cats, small mammals, birds, fish, reptiles, and rodents. Not included in this definition are wild animals, domesticated livestock, poultry, and those animals whose ownership is prohibited by the state of California, the United States government, or other portions of this code.

17.115.100 Outdoor uses.

A. General regulations.

1. Except as specifically permitted in this title, all commercial uses and associated storage shall only be conducted within completely enclosed buildings. Exceptions exist for those uses that are customarily conducted outdoors, although such uses may require a conditional use permit or other permit approval as indicated in this title. Examples of uses that are customarily conducted outdoors in commercial zones include, but are not limited to: outdoor dining areas, vehicle sales lots, plant nurseries and garden centers, sports fields and courts, and outdoor amusements such as go-kart tracks and miniature golf.
2. Certain outdoor commercial, industrial and manufacturing uses such as plant nurseries, garden centers, and outdoor storage areas may require screening measures. The requirement for screening as well as the methods, materials, and appearance of required screening for outdoor uses are subject to the discretion and approval of the director of community development, or in the case of a conditional use permit, the planning commission. The director or commission may require decorative screening materials in visually prominent or visually sensitive areas.
3. Under no circumstances shall outdoor uses and activities be permitted which displace required off-street parking or landscaping improvements. For outdoor use and outdoor storage regulations in the M and C-M zones, refer to Section 17.150.050.

B. Outdoor vending machines.

1. Outdoor vending machines, as defined in Chapter 17.105 of this title, are permitted along the primary storefront (i.e., that elevation of the building that includes the primary business entrance) of the following principal land uses, when located outside the area governed by Specific Plan No. 182, and subject to the performance standards in subsection C below:
 - a. Automotive fueling stations
 - b. Convenience markets
 - c. Liquor stores
 - d. Markets (grocery store)
 - e. Motels
 - f. Pharmacies
 - g. Supermarkets (grocery store)
 - h. Transition service centers and/or emergency shelters

Where the “primary business entrance” is located at the corner of a building, outdoor vending machines will be permitted on the side of the business that fronts the street from which the business takes its address.

2. Notwithstanding subsection (B)(1) above, outdoor vending machines may be approved as an ancillary use to other uses, and within Specific Plan No. 182, where

appropriate and compatible, (example: common recreation area of a residential project, or interior courtyard of a downtown motel), with approval of a Minor Conditional Use Permit, and subject to the performance standards listed in subsection C below, provided the outdoor vending machines are also sited in a location that prevents the machines from being visible from the public right-of-way. This requirement shall not be used to permit outdoor vending machines on the side or rear of a commercial establishment outside the view of employees within the business.

C. Outdoor vending machine performance standards. When outdoor vending machines are permitted, they are subject to the following requirements:

1. Outdoor vending machines shall not obstruct pedestrian pathways, driving aisles, parking spaces, or any areas necessary for proper vehicular circulation or loading activities. A clear path of travel at least four feet wide must be provided around outdoor vending machines.
2. Outdoor vending machines shall comply with the provisions of Title 24 of the California Code of Regulations (California Physical Access Laws).
3. Outdoor vending machines shall comply with the requirements of the California Building and Fire Safety Codes.
4. Outdoor vending machines shall not be located within four feet of the public right-of-way, or located in such a manner as to encourage or require customers to stand or park in the right-of-way in order to use the machine.
5. The back of an outdoor vending machine may not be located more than 18 inches from an exterior wall of the primary structure on the lot.
6. If exposed conduits or pipes are required (e.g., to supply the outdoor vending machine with power, coolant for refrigeration, or the product being dispensed), they shall be secured to the building and painted or otherwise screened to match the building exterior. Exposed conduits, pipes, and utility connections shall not bridge a span or gap greater than 18 inches.
7. All outdoor vending machines shall be maintained in a clean and attractive condition. Any graffiti on an outdoor vending machine shall be removed within 24 hours. If the outdoor vending machine is removed, the area shall be cleaned and restored to its previous condition, including the removal of any abandoned pipes, conduits or other connecting hardware.
8. In addition to the other requirements of this Chapter, the following criteria shall apply to outdoor vending machines:
 - a. Outdoor vending machines shall not block or visually obstruct the sales counter as viewed from outside the establishment.
 - b. The area occupied by outdoor vending machines may not exceed 20% of the width of the building elevation along which they are located, nor shall the combined width of all vending machines at any one site exceed 30 feet.

- c. Sign copy on an outdoor vending machine shall be limited to that which fits on the exterior panels of the machine and shall only advertise the actual product or service provided by the machine.
- d. The provisions of this section shall not apply to any property in the M-U zone district. The approved specific plan associated with each M-U zoned property shall address outdoor vending machines on that property.

D. Outdoor display of merchandise accessory to permitted on-site use. Any outdoor display must be in conjunction with a use operating within the building or tenant space and shall comply with the following requirements:

- a. Display of merchandise must be located directly adjacent to the business operating sales.
- b. The aggregate display area shall not exceed 24 square feet.
- c. Merchandise must be located within 4 feet of the store front.
- d. Items shall be displayed only during the hours that the use conducted inside the building on the premises is open for business.
- e. No item, or any portion thereof, shall be displayed on public property unless an encroachment permit has first been obtained from Public Works.
- f. No item shall be displayed within required landscaping or required parking spaces.
- g. No item shall be displayed in a manner that causes a safety hazard; obstructs the entrance to any building; interferes with, or impedes the flow of pedestrian or vehicle traffic; is unsightly or creates any other condition that is detrimental to the public health, safety or welfare or causes a public nuisance.
- h. Separately regulated products are not eligible for outdoor display. Separately regulated products include, but are not limited to: alcohol, automotive parts, and tobacco and paraphernalia.

17.140.160 Use of exterior yard areas.

The following regulations shall apply to the use of all areas designated as front yard setback areas and all areas on corner lots, including reverse corner lots, designated as exterior side yard setback areas:

A. The following classifications of objects and/or use shall be permitted, provided that they do not constitute a hazard to health or safety, are securely mounted or supported where required, and are properly maintained:

1. Landscaping as defined in Chapter 17.195;
2. Driveways and other paved parking areas not to exceed 50 percent of the required front yard setback area in single-family residential zones. However, single-family lots fronting on a cul-de-sac may exceed this limit, as necessary, to provide a paved driveway adequate in width to access garage parking;
3. Patio furniture;
4. Currently licensed automobiles, boats, trailers and unoccupied recreational vehicles, motorhomes, and campers may be parked or stored on designated paved parking areas. No automobile, boat, trailer, motor home or camper shall be repaired, dismantled or allowed to remain in a dismantled and/or inoperable condition for periods exceeding 72 hours in succession. No automobile, recreational vehicle, boat, motor home, trailer or camper may be parked on the required landscaped area, and in no case may such vehicles be used as habitation anywhere on the property;
5. Building materials during periods of construction or remodeling on any lot or lots where a valid building permit has been issued and is in effect; and
6. Subterranean shelters and storage rooms provided that there is no visual evidence of such facilities visible from the public right-of-way.

B. A temporary shade structure, in compliance with Section 17.225.160, shall be permitted, subject to approval of an administrative zoning permit.

C. Notwithstanding the provisions of subsections (A) and (B) of this section, nothing shall be placed or permitted to remain in such a position or location as to interfere with sight distance necessary for the safe passage of pedestrians and/or vehicles and emergency units along the public ways, or interfere with light and air reasonably necessary for structures used for human occupancy.

17.145.150 Commercial land use table.

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

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

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

**Table 17.145.150
Commercial Land Use Table**

	O-P	C-N	C-G	C-R	C-M	Notes
Commercial Uses						
Adult book store, adult theater, and other adult entertainment activities	X	X	A	A	X	1, 2
Alternative lending including payday loans, anticipatory loans, and auto title lending, excludes federal or state chartered banks, savings and loans, thrifts, and credit unions	X	X	C	C	X	1, 32, 33
Amusement parks including miniature golf, go-cart tracks, mechanized rides, etc.	X	C	C	C	C	

	O-P	C-N	C-G	C-R	C-M	Notes
Animal grooming services	X	P	P	P	X	
Antique sales	X	P	P	P	X	
Appliance repair; large gas and electric appliances including heating and air conditioning systems, parts and supplies	X	X	X	X	P	1
Appliance sales; large gas and electric appliances including heating and air conditioning systems, parts and supplies	X	P	P	P	P	
Appliance sales and repair of small electrical appliances	X	P	P	P	P	1
Art galleries, commercial retail	X	P	P	P	X	
Artist studios and art restoration services	P	P	P	P	P	
Athletic clubs and fitness centers	X	P	P	P	X	28
Auction house	X	X	C	C	P	1
Auto parts and accessories; new parts	X	X	P	P	X	1
Auto parts and accessories; used parts, excludes dismantling	X	X	X	X	P	1, 3
Auto rental including the rental of moving vans, trucks and trailers	X	X	C	X	C	1
Auto sales, including: autos, motorcycles, light trucks, and recreational vehicles	X	X	C	C	C	4
Automotive body repair	X	X	C	X	C	1
Automotive service and repair	X	X	C	C	C	1
Automotive fueling station	X	C	C	C	C	5
Auto washing and detailing, full service carwash	X	X	C	X	X	1
Auto washing, self-service carwash	X	C	C	X	X	1
Bail bonds office	P	P	P	P	P	1
Beauty salon, nail salon, barber shop, and day spa	P	P	P	P	X	6
Beauty supply and cosmetics sales	P	P	P	P	X	

	O-P	C-N	C-G	C-R	C-M	Notes
Billboard sign	P	P	P	P	P	7
Blood banks and blood donation facilities	P	P	P	P	X	1
Blood plasma centers	C	X	X	X	X	1
Boat sales including ancillary service and repair	X	X	P	X	C	
Book store, including news copy and magazine sales	P	P	P	P	X	
Bowling alley	X	X	C	C	X	
Camera and photographic sales and related services	X	P	P	P	X	
Card room, non-gambling	P	P	P	P	X	3, 26
Carpet and drapery cleaning and repair services	X	X	X	X	P	
Cemetery, crematory, and mausoleum	C	C	C	C	C	
Child activity centers	X	P	P	P	X	
Circuses and carnivals	X	X	T	X T	X	
Clothing and apparel store, new	X	P	P	P	X	
Clothing and costume rentals	X	P	P	P	X	
Clubs: youth clubs, professional organizations, union halls, fraternal organizations, and similar uses	C	C	C	C	X	
Cocktail lounge	X	C	C	C	X	8, 9
Community gardens	P	P	P	P	P	29
Consumer electronics retail sales with ancillary service	X	P	P	P	P	
Contract construction services	X	X	X	X	P	
Convenience market	X	P	P	P	X	8
Custodial and cleaning services including property management and building maintenance with associated vehicle, equipment, and supply storage	X	X	X	X	P	
Dance studio	X	P	P	P	X	
Day care facility	MUP	MUP	MUP	MUP	MUP	

	O-P	C-N	C-G	C-R	C-M	Notes
Department store with general retail sales	X	P	P	P	X	
Drive-through service accessory to an authorized land use	S	S	S	S	S	1
Employment services	P	P	P	P	P	
Equipment rental with outdoor storage or display	X	X	C	C	C	1
Equipment rental without outdoor storage or display	X	P	P	P	P	1
Escort service	X	X	P	X	X	3
Fabric store	X	P	P	P	X	
Farmers market	X	Z	Z	Z	X	34
Financial services and institutions	P	P	P	P	X	10
Firearm and ammunition sales, new and resale	X	P	P	P	X	3
Firing ranges, indoor ranges for fire arms or archery	X	X	C	C	C	1
Florist	P	P	P	P	X	
Food truck or trailer	X	I	I	I	I	36
Funeral parlor and mortuary	P	P	P	P	X	1
Furniture and home furnishing sales	X	P	P	P	P	
Game center and video arcade	X	X	P	P	X	3
General retail sales	X	P	P	P	X	
Gift shop, including novelties, souvenirs, greeting cards, etc.	X	P	P	P	X	
Gunsmith	X	P	P	P	X	1
Hardware store, indoor (includes building materials and related services)	X	P	P	P	P	1
Hardware store with outdoor storage or display (includes building materials and related services)	X	X	C	C	C	1
Headquarters office facility	P	X	P	P	P	
Heavy equipment sales including large trucks and tractor-trailer rigs	X	X	X	X	C	

	O-P	C-N	C-G	C-R	C-M	Notes
Hobby shop	P	P	P	P	X	
Hotel and motel	X	X	C	C	X	
Household accessories including bedding, linens, kitchen supplies, etc.	X	P	P	P	X	
Kennel	X	X	X	X	C	
Kiosk, booth, and stand and food truck	X	Z	Z	Z	Z	11
Laundry and dry cleaning services, retail, including coin operated self-service laundry	X	P	P	P	X	
Liquor store	X	C	C	C	X	1, 8
Live entertainment	X	X	C	C	X	3
Locksmith and related services	X	P	P	P	P	
Manufactured housing sales including modular and mobile home sales	X	X	P	X	P	
Market	X	P	P	P	X	
Massage establishments, steam bath, and sauna room	X	X	C	C	X	1, 3, 6, 12
Massage services permitted as an accessory use to a permitted primary use	P	P	P	P	X	3, 6, 12
Medical and dental office, laboratories, and clinics open to the general public including acupuncture, chiropractic, and other state licensed health care practices	P	P	P	P	X	
Medical and dental laboratory not open to the public	P	P	P	P	P	
Marijuana cultivation, delivery, dispensary, manufacturing and storage	X	X	X	X	X	
Modeling agency, talent agencies and entertainment booking services (office only)	P	P	P	P	X	
Motion picture theatre (indoor)	X	X	C	C	X	13
Music lessons conducted indoors	P	P	P	P	X	

	O-P	C-N	C-G	C-R	C-M	Notes
Music store including the sale of musical instruments, sheet music, and recorded music	X	P	P	P	X	
Office, administrative, business and professional	P	P	P	P	P	
Office machine sales	X	P	P	P	P	
Optical goods including eye glasses, contact lenses, and eye exams	P	P	P	P	X	
Outdoor dining, accessory to authorized restaurant or cocktail lounge	X	Z	Z	Z	Z	14
Outdoor sales events at existing business developments	T	T	T	T	T	
Parcel delivery and postal services (office only, does not include U.S. Postal Service offices)	P	P	P	P	X	
Pawn shop or pawn broker	X	X	C	C	X	1, 3, 32, 33
Personal storage facility	X	X	C	X	C	15
Pest control services	X	X	X	X	P	
Pet supply stores including pet sales and pet adoption services with accessory indoor veterinary and grooming services	X	P	P	P	X	
Pharmacy	P	P	P	P	X	16
Photocopying and other retail office services for the general public	P	P	P	P	X	
Photographic studio including ancillary photo finishing services	P	P	P	P	X	
Plant nursery	X	X	P	P	P	1
Pool hall or billiards parlor	X	X	C	C	X	3
Prefabricated storage containers used for short term storage	T	T	T	T	T	
Private security company with watch dogs	X	X	C	C	C	1, 3

	O-P	C-N	C-G	C-R	C-M	Notes
Private security company without watch dogs	P	P	P	P	P	
Public assembly	X	X	C	C	C	
Recreational facility	MUP	MUP	MUP	MUP	MUP	
Resource recovery center	X	C	C	C	C	17
Restaurant	P	P	P	P	C	8, 9, 18
Restaurant, take-out only	P	P	P	P	C	19
Restaurant (full-service) with alcoholic beverage production use	P	X	C	C	X	8, 9
Seasonal outdoor businesses such as Christmas tree lots	T	T	T	T	T	
Secondhand merchandise store or kiosk including buying of gold, precious metals, gemstones, jewelry, or electronics	X	X	C	C	X	1, 3, 32, 33
Service and repair of consumer electronics	X	P	P	P	X	
Shoe sales and shoe repair	X	P	P	P	X	
Single room occupancy (SRO) housing	X	X	C	X	X	
Skilled nursing facility	C	C	C	C	C	1
Special training and schooling conducted indoors	P	P	P	P	P	
Special training and schooling conducted outdoors	X	X	X	X	MC	
Sporting goods, bicycles, and toy stores	X	P	P	P	X	
Supermarket	X	P	P	P	X	
Surplus store	X	P	P	P	X	1
Swap meet and flea market	X	X	X	C	X	1, 3
Tailoring, alteration, and sewing services	P	P	P	X	X	
Tattoo and body piercing studio	X	X	P	P	X	1
Thrift or resale shop	X	P	P	P	X	1, 3
Ticket sales office	P	P	P	P	X	

	O-P	C-N	C-G	C-R	C-M	Notes
Tobacco and smoke shop, electronic/vapor substance inhalation shop	C	C	C	C	X	1, 20
Tool and equipment repair and sharpening services excluding heavy equipment repair	X	X	P	P	X	1
Trailer and camper sales, non-motorized	X	X	P	X	P	
Travel agency	P	P	P	P	X	
Vehicle storage lot	T	X	T	T	T	
Veterinary and small animal hospital, indoors only	X	X	P	P	P	1
Video sales and rentals including video game sales and rentals	X	P	P	P	X	
Vocational and trade school (conducted indoors)	X	P	P	P	P	9
Vocational and trade school (conducted outdoors)	X	X	X	X	C	9
Volume discount store (including 99¢ and closeout stores)	X	X	P	P	X	1
Watch, clock, and jewelry sales and repair	P	P	P	P	X	
Other similar uses	D	D	D	D	D	21
Light Industrial Uses						
Contract construction services	X	X	X	X	P	
Direct selling organizations (baked goods, ice cream trucks, bottled water vendors, catering wagons, etc.)	X	X	X	X	P	
Food and beverage processing	X	X	X	X	P	
Heavy equipment service and repair	X	X	X	X	C	
Laundry services, industrial, including linen, diaper, and uniform cleaning, alteration and repair services	X	X	X	X	P	
Light manufacturing	X	X	X	X	P	
Microbrewery	X	X	C	C	C	35

	O-P	C-N	C-G	C-R	C-M	Notes
Printing and publishing services, non-retail and excluding contact with the general public	X	X	P	P	P	
Recycling center for metal, cardboard, glass, e-waste, etc.	X	X	X	X	C	
Scientific and commercial testing laboratories including product research and development	X	X	X	X	P	
Service and repair of light machinery including vending machines, office machines, large household appliances, etc.	X	X	X	X	P	
Service and repair of precision instruments including cameras, optical devices, medical devices and electronic testing equipment	X	X	X	X	P	
Warehousing and distribution	X	X	X	X	P	
Wholesale trade excluding explosives	X	X	X	X	P	
Other similar uses	D	D	D	D	D	21
Transportation, Communication and Utilities						
Ambulance service	C	C	C	C	P	1, 3
Bus passenger terminals, public or private charter	X	X	P	P	P	
Bus parking and maintenance facility	X	X	X	X	P	
Heliport	C	C	C	C	C	
Limousine service	X	X	X	X	P	3
Media production including broadcasting studios, and audio and video recording studios	X	P	P	P	P	
Parking lots and garages, short term	P	P	P	P	P	
Radio, and/or television broadcasting	P	P	P	P	P	22
Solid waste disposal facility	C	C	C	C	C	1
Taxicab terminal	X	X	P	P	P	
Towing services with vehicle storage	X	X	X	X	C	1, 3
Towing services without vehicle storage	X	X	C	X	C	1, 3

	O-P	C-N	C-G	C-R	C-M	Notes
Trucking terminal for motor freight including parcel delivery service terminals	X	X	X	X	P	
Utilities, excluding sewage treatment	C	C	C	C	C	
Vehicle storage facility, long term, including lots and structures	X	X	X	X	MUP	1
Wireless communication facilities, freestanding	C	C	C	C	C	23
Wireless communication facilities, architecturally integrated or other stealth design	S	S	S	S	S	23
Other similar uses	D	D	D	D	D	21
Institutional and Charitable Uses						
Botanical garden, and arboretum	P	P	P	P	X	
Educational institution	C	C	C	C	C	
Emergency shelters	X	X	C	C	S	1, 24
Governmental administrative offices (excluding services)	P	P	P	P	P	
Governmental operation center and service facilities	C	C	C	C	C	
Hospital	C	C	C	C	X	
Library, public	P	P	P	P	X	
Museum	P	P	P	P	X	
Non-profit welfare and charitable organizations and services	X	X	C	C	X	1, 27
Parks and playgrounds, public or private	X	P	P	P	P	
Amateur sports fields	X	MUP	MUP	MUP	MUP	
Religious facilities	C	P	P	P	C	9
Temporary feeding area	C	C	C	C	C	
Transition service center	X	X	C	C	P	1, 24
WIC center	P	P	P	P	X	1
Other similar uses	D	D	D	D	D	21
Residential Uses						

	O-P	C-N	C-G	C-R	C-M	Notes
Caretaker's unit	P	P	P	P	P	25
Residential care facility	C	C	C	C	X	1

1. Prohibited in SP 182. However, automotive service and repair uses are permitted with approval of a CUP in the portion of SP 182 that is also a part of Special Development Area No. 10 and zoned C-M. [Furthermore, for those properties within SP 182 and located north of Madison Avenue, freeway-oriented uses as defined in this title are permitted accordingly.](#)
2. Subject to the provisions of Chapter 17.45 (adult entertainment establishments).
3. Requires a Special Operations License for uses as described in ECMC Chapter 5.16. For towing services, only police towing services require a Special Operations License.
4. Off-site outdoor automobile sales are subject to the provisions of section 17.225.190.
5. Subject to the provisions of Chapter 17.215 (automotive fueling stations).
6. Subject to the provisions of Chapter 5.40 of the El Cajon Municipal Code.
7. Subject to the provisions of section 17.190.270 (billboard signs).
8. Subject to the provisions of Chapter 17.210 (alcohol sales).
9. Subject to parking requirements listed in section 17.185.190.
10. "Check cashing only" services are prohibited in SP 182.
11. Subject to the provisions of Chapter 17.40 (Administrative Zoning Permit), section 17.130.250 (kiosks) ~~and section 17.225.240 (food trucks).~~
12. Subject to the provisions of section 17.225.070 (massage establishments and services)
13. Subject to the provisions of Chapter 17.230 (motion picture theaters).
14. Subject to the provisions of section 17.225.090 (outdoor dining areas).
15. Subject to the provisions of Chapter 17.235 (personal storage facilities).
16. The retail display area shall not exceed fifteen percent (15%) of the gross floor area in the O-P zone.
17. Subject to the provisions of section 17.225.100 (resource recovery centers).
18. Restaurant size may be limited in the C-M zone.
19. Subject to the provisions of section 17.225.130 (take-out only restaurants).
20. Subject to the provisions of Chapter 17.240 (tobacco, smoke shops, and electronic/vapor inhalation shops).
21. As determined by the director of community development.
22. Excludes wireless communications facilities as defined in Chapter 17.105.
23. Subject to the provisions of Chapter 17.245 (wireless communications facilities).
24. Subject to the provisions of section 17.225.180 (transition service centers and emergency shelters).
25. Only one caretaker's unit permitted per lot in association with an authorized primary use occupying the same property. Must be attached to the primary structure on the lot, if such a structure exists.
26. May only be operated as an ancillary use to 1) a bona fide non-profit club, society, professional organization, union hall, fraternal organization, and similar (non-profit) use, with a valid conditional use permit for the primary use, and 2) a restaurant. Subject to additional card room regulations listed in Chapter 5.28 (Card rooms) of Title 5 and Chapter 17.225 (Miscellaneous Special Uses and Regulations) of this Title. Non-profit status must be in place prior to application submittal, as applicable.
27. Non-profit medical and dental clinics are permitted uses. They do not require a CUP and are not prohibited in SP 182.
28. Subject to the parking requirements for places of assembly listed in Table 17.185.190.
29. Subject to the provisions of Chapter 17.205 (agriculture and animals).
30. Excludes businesses purchasing items as an accessory use to a primary retail sales use.
31. Subject to the provisions of section 17.225.200 (Alternative Lending).
32. Subject to the provisions of Chapter 17.250 (Secondhand Merchandise Stores and Pawn Shops).
33. Prohibited in the boundaries of SP 462.
34. Subject to the provisions of section 17.225.220 (Farmer's Market).
35. Subject to the provisions of section 17.225.230 (Microbrewery).

36. [Subject to the provisions of Chapter 17.75 \(Temporary Use Permit\) and section 17.225.240 \(Food trucks\).](#)

17.150.170 Manufacturing zone land use table.

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

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

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

**Table 17.150.170
Manufacturing Zone Land Use Table**

	M	Notes
Advertising and public relations office	P	
Agricultural processing, excluding animal slaughtering facility	P	
Aircraft and aviation equipment sales	P	
Alcoholic beverage production	P	12
Alcoholic beverage production with full-service restaurant	C	13
Animal slaughtering facility	C	
Ambulance service	P	1
Ammunition manufacturing	P	2, 14
Amusement park, including miniature golf, go-cart track, mechanized rides, etc.	C	1
Aircraft and flying accessory sales	P	3

	M	Notes
Art studio and art restoration service, excluding art galleries	P	
Athletic field and courts	C	
Auction house, indoor	P	
Auction house, outdoor	C	
Auto dismantling, salvage, and junk dealer, including the sale of used auto parts	C	1
Bus terminal, bus parking and maintenance facility, public or private charter	P	
Carpet and drapery cleaning and repair service	P	
Cemetery, crematory, and mausoleum	C	
Chemical production and processing, excluding explosives	P	
Computer programming, including web design, software engineering and other intellectual design and consulting services based upon digital computer technology	P	
Concrete batch processing plant	C	
Contract construction service	P	14
Credit reporting office	P	
Custodial and cleaning service, including property management and maintenance with associated vehicle, equipment, and supply storage	P	
Data storage facilities and server rooms, including internet service provider	P	
Day care facility including adult day care with health services	MUP	
Direct selling organization, including baked goods, ice cream truck, bottled water vendor, and catering wagon	P	
Educational institutions	C	
Emergency shelter	S	8
Equipment rental, with or without outdoor storage or display	P	
Firing range, indoor range for firearms or archery	C	
Firewood sales	C	
Flight school	P	
Food and beverage processing	P	
Food truck or trailer	I	16

	M	Notes
Fuel storage and distribution, bulk fuel storage	P	
Funeral parlor and mortuary	C	
Governmental administrative office (not including services)	P	
Governmental operation center and service facility	C	
Hazardous waste treatment, storage, and transfer	C	
Headquarters office facility	P	
Heavy equipment sales, rental, and repair	P	
Heliport	C	
Insurance office	P	
Kennel	C	
Land development consulting offices, including: architecture, planning, engineering, and real estate services	P	
Laundry services, industrial, including linen, diaper, and uniform cleaning, alteration, and repair services	P	
Light manufacturing	P	3
Light rail terminal	P	
Limousine service	P	1
Machine shop service, including milling and lathing	P	
Mail order and internet based sales, excluding contact with the public	P	
Marine craft sales and service	P	
Media production, including broadcasting studio, and audio and video recording studio	P	
Media distribution	P	
Medical and dental laboratory	P	
Messenger service	P	
Metal industries, including steel manufacturing and smelting	P	
Marijuana cultivation, delivery, dispensary, manufacturing, and storage	X	
Mining activity, including barrow pits over three feet in depth	C	
News agency, including newspaper office and web-based news outlets	P	
Outdoor sales event at existing business developments	T	

	M	Notes
Parking lot and structure	P	
Pest control service	P	
Petroleum refining and processing of petroleum products	C	
Photocopying, mailing, and other office services, excluding contact with the general public	P	
Photographic service, excluding public contact	P	4
Prefabricated storage container used for permanent storage	C	
Prefabricated storage container used for short term storage	T	
Printing and publishing service	P	
Private security company with watch dogs	C	1
Private security company without watch dogs	P	1
Railroad facilities, including switching stations, maintenance yards, rail freight and passenger terminals	P	
Recreational facility—Commercial outdoors, including golf courses, driving ranges, radio controlled cars, skateboard parks, paintball facilities, and other similar uses	C	
Recycling center for metal, cardboard, glass, e-waste, etc.	C	
Religious facilities	C	
Resource recovery center	C	
Restaurant	C	5, 6, 7
Sawmill, including the processing and manufacturing of wood products	P	
Scientific and commercial laboratories, including research, development, and testing services	P	
Service and repair of light machinery, including vending machines, office machines, large household appliances, etc.	P	
Solid waste processing facility	C	
Special training and schooling (conducted indoors)	P	11
Special training and schooling (conducted outdoors)	MC	
Sports assembly including stadium, arena, racetrack and other large sporting venue	C	
Swimming pool, swimming school, and other aquatic recreation facilities	C	
Temporary feeding area	C	

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

1. Requires a special operations license as described in ECMC Chapter 5.16. For towing services, only police towing services require a special operations license.
2. Small arms ammunition only. Nothing larger than 30-caliber ammunition.
3. Light manufacturing describes a wide range of manufacturing uses as defined in Chapter 17.105.
4. Includes aerial photography, photo editing and finishing, service and repair of cameras and other optical devices.
5. Restaurants may be limited in size.
6. Subject to the provisions of Chapter 17.210 (alcohol sales).
7. Subject to the parking requirements listed in section 17.185.190.
8. Subject to the provisions of section 17.225.180 (transition service centers and emergency shelters).
9. As determined by the director of community development.
10. Only one caretaker's unit permitted per lot in association with an authorized primary use occupying the same property. Must be attached to the primary structure on the lot, if such a structure exists.
11. If the school provides instruction to persons under the age of 18, then a minor conditional use permit is required.

12. A tasting ~~room area, indoor and/or outdoor,~~ not to exceed ~~fifteen-25~~ percent of the gross floor area of the production space is permitted as an accessory use to an alcoholic beverage production manufacturer subject to Chapter 17.210 and section 17.225.210.
13. Subject to Chapter 17.210 Alcohol sales and deemed approved alcohol sales regulations.
14. Limited explosives storage allowed as accessory to an authorized primary use and subject to the Fire Code provisions and all local, state, and federal laws including the National Fire Protection Association.
15. Subject to the provisions of Chapter 17.245 (wireless communications facilities).
16. Subject to the provisions of Chapter 17.75 (Temporary Use Permit) and section 17.225.240 (Food trucks).

17.165.210 Processing a PRD—Preparation of site plan, building elevations and subdivision map.

A. In addition to the required zone reclassification application, any application submitted for a Planned Residential Development shall be accompanied by a PRD plan consisting of a proposed site plan, building elevations, a materials/color board, a conceptual landscape plan, floor plans, and any other data determined necessary by the director to adequately evaluate the project for consistency with the applicable PRD development standards. In addition, the PRD plan shall be accompanied by a tentative subdivision map,

B. Proposed Site Plan and Tentative Subdivision Map.

1. The proposed PRD site plan shall be drawn to a standard engineering scale and shall reflect all proposed lots, buildings, streets, driveways, parking areas, landscaped areas, open space and recreational areas.

2. A tentative subdivision map or a tentative parcel map, as appropriate, shall be filed concurrently with the proposed site plan for the PRD and shall comply with the state Subdivision Map Act and the city's subdivision title.

3. The information shown on the proposed site plan shall be coordinated with the information shown on the tentative parcel or subdivision map.

C. Required Hearings. The proposed site plan and tentative map shall be considered at a public hearing by the planning commission, which shall recommend approval, conditional approval, or denial of the PRD to the city council or shall deny the PRD. The decision of the planning commission to deny a PRD may be appealed to the city council pursuant to Chapter 17.30. If a PRD is recommended for approval by the planning commission to the city council, or if a decision of the planning commission to deny a PRD is appealed, The city council shall hold a public hearing and make the final decision to approve, conditionally approve, or deny the project.

17.185.030 Minimum stall dimensions.

A. Outdoor, uncovered, parking stalls shall have minimum dimensions of 8.5 feet in width, by 18.5 feet in depth. Such parking spaces may overhang landscaped areas by no more than two feet inclusive of exterior setback area and the curb width separating the stall from the landscaped area. The parking spaces may not overhang required walkway or sidewalk width. The painted stripes that define required parking stalls shall have a minimum width of four (4) inches and parking stall width shall be measured from the center of such stripes.

B. Indoor and covered parking stalls, including stalls in garages and carports, shall have minimum dimensions of 10 feet in width by 20 feet in depth. Nothing shall be permitted to encroach into the required covered parking area including stairways, work-benches, laundry facilities, water heaters, etc.

C. Minimum dimensions of angled parking stalls shall be determined by the city traffic engineer and maintained on file in the community development department.

D. Motorcycle parking stalls shall have minimum dimensions of five (5) feet in width and 10 feet in depth.

E. Parking spaces designed for small or economy cars shall not be permitted in satisfaction of the parking requirements imposed by this title, but may be permitted for parking spaces in excess of the requirements listed in this title.

17.185.060 Backup space.

Standard, rectangular (90 degree) parking spaces shall provide at least 24 feet of unobstructed back up maneuvering space. Back up space may include overhang of up to two feet of landscape areas in residential zones. Back up space requirements in parking areas with angled stalls shall be determined by the city traffic engineer and maintained on file in the community development department.

17.185.190 Commercial zone parking requirements.

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

**Table 17.185.190
Commercial Zone Parking Requirements**

Unique uses	
Caretakers unit	Two (2) spaces in addition to any other parking required at the site
Institutional uses, utilities, and places of assembly	

Religious facilities, theatres, auditoriums, and similar places of assembly	One (1) space per every five (5) fixed seats, or one (1) space for every two hundred (200) square feet of gross floor area whichever is greater.
Public buildings including utilities and related facilities	As determined by CUP
Vocational or trade schools <u>Other uses not listed</u>	One (1) space for every thirty five (35) square feet of laboratory or work area plus one (1) space for every two hundred (200) square feet of remaining floor area at the school. <u>As determined by the Director</u>
Commercial uses	
General office uses and general retail commercial uses not specified elsewhere in this table	One (1) space per two hundred fifty (250) square feet of gross floor area up to ten thousand (10,000) square feet, plus one (1) space per three hundred (300) square feet of gross floor area for the next fifteen thousand (15,000) square feet, plus one (1) space per four hundred (400) square feet of gross floor area above twenty five thousand (25,000) square feet
Dance halls	One (1) space per fifty (50) square feet of dance floor, or one (1) space per three hundred (300) square feet of gross floor area, whichever is greater
Restaurants, cocktail lounges, and similar eating and drinking establishments	One (1) space per one hundred (100) square feet of gross floor area, except as follows: In shopping centers over two (2) acres in size, the parking requirement for restaurants is the same as for other general retail uses in that center; at an existing commercial property, the parking requirement for restaurants is the same as for other general retail uses.
Hospitals	One (1) space per bed.
Hotels and motels	One (1) space per room, plus one (1) space per three hundred (300) square feet of gross floor area dedicated to offices, restaurants and lounges located within the hotel or motel.
Automobile fueling station	See Chapter 17.215.
Outdoor venues such as swap meets, farmers markets, athletic fields, and other outdoor recreational facilities	One (1) space for every three (3) people anticipated at maximum attendance as indicated by the required conditional use permit.
Indoor recreational facilities such as bowling alleys, game centers, fitness	One (1) space per two hundred (200) square feet of recreation area plus one (1) space per four hundred

centers, dance studios, and martial arts facilities	(400) square feet of non-recreation area; accessory eating and drinking areas to be calculated separately at one (1) space per one hundred (100) square feet.
Outdoor sales areas	One (1) space per one thousand (1,000) square feet of outdoor sales and display. The parking requirement for outdoor sales areas at automobile sales establishments shall be determined at time of the conditional use permit
Transportation facilities (bus depots, trolley stations, etc.)	One (1) space per five (5) fixed seats or one (1) space per four hundred (400) square feet of gross floor area, whichever is greater
Commercial building additions for storage space only	See section 17.130.255

17.185.220 M zone and C-M zone parking requirements.

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

**Table 17.185.220
M Zone and C-M Zone Parking Requirements**

Manufacturing and transportation uses	<u>One (1)</u> space per 600 square feet of gross floor area ¹
Warehousing and distribution	<u>One (1)</u> space per 1,000 square feet of gross floor area ^{1,2}
Trade and service uses	<u>One (1)</u> space per 300 square feet of gross floor area
Outdoor sales areas and outdoor storage	<u>One (1)</u> space per 1,000 square feet of outdoor sales or storage area-
Large box retail	In the C-M zone, the parking requirement for large box retail establishments may be reduced to <u>one (1)</u> space per 500 feet of gross floor area.
Vocational or trade school <u>Other uses not listed</u>	1 space for every 35 square feet of laboratory or work area plus 1 space for every 200 square feet of remaining floor area at the school. <u>As determined by the Director</u>

¹ Includes accessory office space up to 25% of gross floor area. Office areas in excess of 25% shall provide parking at 1 space per 300 feet of additional office space.

² Warehouse developments must provide sufficient undeveloped, open space that is not a part of any required landscaping or setbacks to be reserved for potential parking area expansion to accommodate the parking requirement for a manufacturing or transportation use.

Parking for Mezzanines. The parking requirement for mezzanines areas shall be the same as the requirement for the other areas of a development

Employee Compact Parking. In the C-M and M zones only, any use with fifty or more required parking spaces may designate an employee-only parking area with up to 40 percent of the required parking spaces reduced in size to 8.5 feet by 17 feet.

17.205.030 Ordinary household pets.

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

- A. Not more than four (4) ordinary household pets (dogs or cats) are permitted for each dwelling, together with offspring less than four (4) months of age.
- B. A fifth (5th) ordinary household pet may be authorized for an individual dwelling unit subject to the granting of an administrative zoning permit.

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

A. No new on-sale alcoholic beverage establishment shall be located within one thousand (1,000) feet of an existing on-sale alcoholic beverage establishment (except in the C-R zone) and/or within six hundred (600) feet of residentially zoned property, public or private schools, health care facilities, religious facilities, parks or playgrounds, and off-sale alcoholic beverage establishments, except:

1. A restaurant with an ancillary bar with less total square footage than the restaurant eating area; or
2. On-sale alcoholic beverage establishment with alcohol sales secondary and incidental to an approved, complementary, principal use within the boundaries of [Specific Plan No. 19](#) or [Specific Plan No. 182](#); or
3. An alcoholic beverage manufacturer such as a craft brewery with an ancillary tasting room or craft brewery with a full service restaurant.

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

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

D. For the purposes of this section, “principal use,” may include, but is not limited to, live entertainment, participatory sporting activities, museums, theaters, performing arts center owned by a public agency, hotels, or other, similar uses approved by the ~~city council~~ [Director of Community Development](#), so long as the location of the sales of alcoholic beverages occurs on the same premises as the principal use, and the owner of the principal use is the owner of the liquor license.

17.225.210 Tasting rooms.

A tasting ~~room-area, indoor and/or outdoor, as an accessory use to a primary~~in association with an alcoholic beverage production use may be permitted subject to the following standards:

1. The tasting ~~room-area~~ may not exceed ~~fifteen-25~~ percent of the production gross floor area unless otherwise authorized by a conditional use permit.
2. The tasting ~~room-area~~ 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.~~

17.225.240 Food trucks.

A food truck and/or trailer may be permitted with approval of a an administrative zoning temporary use permit ~~per property~~ subject, but not limited, to the following standards:

1. The applicant must obtain and maintain a County of San Diego Department of Environmental Health permit.
2. The food truck or trailer operator must maintain a valid business license.
3. The food truck or trailer and furnishings must be operated strictly within private property.
4. No verbal solicitation of business is permitted.
5. No amplified sound or loudspeakers are permitted.
6. No selling or serving of alcoholic beverages is permitted.
7. All ~~equipment associated~~ associated equipment ~~with the food truck~~ must be contained within the food truck or trailer.
8. The area in and around the food truck or trailer must be maintained clean and free of litter at all times.
9. A trash and recycling container must be provided for patrons in an area that does not impede pedestrian and vehicular traffic.
10. ~~_____ No furnishings are permitted outside of the food truck.~~ Furnishings shall not constitute a hazard as determined by the Fire Marshall and Building Official.
11. _____ No obstruction for pedestrian, vehicular traffic or business access is permitted.
12. _____ Initial duration not to exceed one (1) year, with eligibility for annual extensions.
13. _____ Any deviation from the standards listed in this subsection shall require an administrative zoning permit in compliance with chapter 17.40.

**Omnibus Zoning Code Update
Summary of Changes**

Chapter - Title	Section	Revisions
Administration, Interpretation, and Enforcement		
Commission Action Shall Be Final When Denying Application	17.20.070	Clarify Planning Commission's role as an advisory body on legislative actions requiring City Council action.
Planned Unit Development (PUD) Permit		
Authority to approve	17.60.050	Reclassify Planning Commission PUD denials as recommendations.
Temporary Use Permit		
Applicability	17.75.020	Reconcile "Amusements..." use description with Commercial Land Use Table.
Applicability	17.75.020	Add "Construction laydown" as a temporary use in commercial and industrial zones.
Applicability	17.75.020	Add food trucks and/or trailers as a temporary use.
Specific Plan		
Initiation	17.70.030	Adds provision for initiation by City Council action.
Definitions		
Definitions	17.105.020	Add definition for "Freeway-oriented uses".
Definitions	17.105.020	Clarify that an "Ordinary household pet" may be kept at a residence outside of a residential zone.
Performance Standards		
Outdoor Uses	17.115.100	Add subsection to permit 25 square feet of accessory outdoor display subject to operating standards.
Residential Zones		
Use of Exterior Yard Areas	17.140.160	Clarify that stored vehicles may not be inhabited anywhere on the property.
Commercial Zones		
Commercial Land Use Table	17.145.150	Add "Circuses and carnivals" as a Temporary Use in Regional Commercial zone consistent with 17.75.020.

Commercial Land Use Table	17.145.150	Create separate “Food truck or trailer” land use category and permit as a Temporary Use in all commercial zones except Office Professional.
Commercial Land Use Table	17.145.150	Revise note 1 to allow for “freeway-oriented uses” within the Plan Area north of Madison Avenue.
Industrial Zones		
Manufacturing Zone Land Use Table	17.150.170	Add a land use category for “Food truck or trailer” and permit as a Temporary Use.
Manufacturing Zone Land Use Table	17.150.170	Revise note 12 to be consistent with 25% gross floor area tasting area limitations in Section 17.225.210.
PRD (Planned Residential Development) Zone		
Processing a PRD- Preparation of Site Plan, Building Elevations and Subdivision Map	17.165.210	Reclassify Planning Commission PRD denials as recommendations.
Parking Standards		
Minimum Stall Dimensions	17.185.030	Clarify that parking spaces may overhang two (2) feet of exterior yard landscaping.
Backup Space	17.185.060	Allow for backup space to include up to two (2) feet of landscape area.
Commercial Zone Parking Requirements	17.185.190	Replace the “Vocational or trade schools” land use category with “other uses not listed” subject to parking requirements determined by the Community Development Director.
M Zone and C-M Zone Parking Requirements	17.185.220	Correct table grammar.
M Zone and C-M Zone Parking Requirements	17.185.220	Replace “Vocational or trade schools” land use category with “other uses not listed” subject to parking requirements determined by the Community Development Director.

Agriculture and Animals		
Ordinary Household Pets	17.205.030	Clarify that pets may be kept at residences outside of residential zones.
On-sale Alcohol Sales		
Distance Standards Applicable to New or Modified On-sale Alcoholic Beverage Establishments	17.210.140	Allow on-sale alcoholic beverage sales secondary and incidental to an approved, complementary, principal use within Specific Plan No. 19 – Parkway Plaza Mall – similar to Specific Plan No. 182 for the Downtown.
Tasting Rooms		
Tasting room standards	17.225.210	Revise standards to allow for indoor and/or outdoor tasting areas up to 25% of the production gross floor area.
Food Trucks & Trailers		
Food Trucks	17.225.240	Align food truck standards with temporary use permit process and allow for food trailers.



NOTICE OF PUBLIC HEARING

The El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, November 16, 2021**, and the El Cajon City Council will hold a public hearing at **3:00 p.m., Tuesday, December 14, 2021**, in City Council Chambers, 200 Civic Center Way, El Cajon, CA to consider:

AMENDMENT OF EL CAJON MUNICIPAL CODE – ZONING CODE OMNIBUS UPDATE (CITYWIDE). This is a City-initiated proposal to amend Title 17 (Zoning) of the El Cajon Municipal Code. The proposed amendments are to address the need for minor changes to provide clarification or correct inconsistencies as well as streamline permit processes. No development is authorized with this project.

Notable proposed changes to the Zoning Code include: modifications to length of temporary use permit approvals, allowances for construction laydown yards, modifications to parking stall overhang standards, Land Use Table modifications for Large Family Day Cares, clarification of requirements for keeping of ordinary household pets, modified standards and approval process for food trucks, allowances for limited outdoor merchandise display, modifications to parking standards, and modifications to on-sale alcohol standards, among other technical and minor changes for consistency.

The public is invited to attend and participate in these public hearings. The agenda reports for this project will be available 72 hours prior to the meeting for Planning Commission and City Council at <http://elcajon.gov/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, in the first floor lobby.

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 <http://www.elcajon.gov/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact Planning at 619-441-1742 or via email at planning@elcajon.gov and reference "Zoning Code Amendment" in the subject line.

PLANNING COMMISSION RESOLUTION NO. 11038

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.

Planning Commission Resolution No. 11038

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

AYES:	CABRERA, CIRCO, MROZ, POLLACK-RUDE, SOTTILE
NOES:	NONE
ABSTAIN:	NONE



Paul CIRCO, Chair

ATTEST:



Melissa DEVINE, Secretary



City Council Meeting Schedule January 2022 - December 2022

January 2022 1						
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February 2022 2						
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June 2022 6						
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August 2022 8						
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- City Council
(619) 441-1763
- City Hall Closed
- Holidays
- League of CA Cities Conference
To be Announced, Long Beach CA
- Planning Commission
(619) 441-1742