



# City of El Cajon

## Planning Commission Agenda

Tuesday, December 6, 2022 Meeting

7:00 PM

DARRIN MROZ, Chair  
REBECCA POLLACK-RUDE, Vice Chair  
PAUL CIRCO  
ANTHONY SOTTILE  
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](mailto:planning@elcajon.gov) before 5 p.m. on Tuesday, December 6, 2022. 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, option 3, 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 November 15, 2022

*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 Friday, December 16, 2022, at 5:00 p.m. Agenda items which are forwarded to City Council for final action need not be appealed.

**PUBLIC HEARINGS**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Zoning Code Update</b>
<b>Request:</b>	<b>Zoning Code Amendment</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number:</b>	Zoning Code Amendment No. ZCA-2022-0002
<b>Location:</b>	Citywide
<b>Applicant:</b>	City of El Cajon
<b>Project Planner:</b>	Noah Alvey; <a href="mailto:nalvey@elcajon.gov">nalvey@elcajon.gov</a> ; 619-441-1795
<b>City Council Hearing Required?</b>	Yes   December 13, 2022
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolutions in order recommending City Council approval of the proposed Zoning Code Amendment No. ZCA-2022-0002.</li> </ol>

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Greenfield Dr. &amp; E. Main St. Specific Plan</b>
<b>Request:</b>	<b>Regulate future development of a vacant property at Greenfield Dr. &amp; E. Main St.</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	Specific Plan No. SP-2022-0004
<b>Location:</b>	Southwest corner of Greenfield Dr. & E. Main St.
<b>Applicant:</b>	Request initiated by City Council
<b>Project Planner:</b>	Noah Alvey; <a href="mailto:nalvey@elcajon.gov">nalvey@elcajon.gov</a> ; 619-441-1795
<b>City Council Hearing Required?</b>	Yes   December 13, 2022
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolutions in order recommending City Council approval of the proposed CEQA exemption and SP-2022-0004, subject to conditions.</li> </ol>

5. OTHER ITEMS FOR CONSIDERATION

Proposed 2023 Planning Commission Meeting Calendar

6. STAFF COMMUNICATIONS

7. COMMISSIONER REPORTS/COMMENTS

8. ADJOURNMENT

This Planning Commission meeting is adjourned to January 17, 2023 at 7 p.m.

*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 Friday, December 16, 2022, at 5:00 p.m. Agenda items which are forwarded to City Council for final action need not be appealed.*



## MINUTES PLANNING COMMISSION MEETING November 15, 2022

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

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

**COMMISSIONERS PRESENT:** Darrin MROZ (Chair)  
 Rebecca POLLACK-RUDE (Vice Chair)  
 Paul CIRCO  
 Anthony SOTTILE  
 Elizabeth VALLES

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Noah ALVEY, Deputy Director of Community Development  
 Barbara LUCK, Staff Attorney  
 Mike VIGLIONE, Senior Planner  
 Roxana GUZMAN, Administrative Secretary

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

**PUBLIC COMMENT:**

Patrick GRILLOT, resident of the City of El Cajon, thanked and congratulated the City of El Cajon on the Housing Element that was recently approved by HCD.

**CONSENT CALENDAR:**

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of November 1, 2022</b>

Motion was made by VALLES, seconded by POLLACK-RUDE, to approve the November 1, 2022 minutes; motion carried 5-0.

**PUBLIC HEARING ITEM:**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Off-Sale Alcohol Sales at Parkway Plaza</b>
<b>Request:</b>	<b>Amend Specific Plan No. 19 to expand opportunities for off-sale alcohol sales at Parkway Plaza</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Location:</b>	Parkway Plaza; south side of Fletcher Parkway between North Johnson Ave., Interstate 8, and State Route 67
<b>Applicant:</b>	S. Douglas Kerner; <a href="mailto:kerner@higgslaw.com">kerner@higgslaw.com</a>
<b>Project Planner:</b>	Noah Alvey; 619-441-1795; <a href="mailto:nalvey@elcajon.gov">nalvey@elcajon.gov</a>
<b>City Council Hearing Required?</b>	Yes   December 13, 2022
<b>Recommended Actions:</b>	<ol style="list-style-type: none"><li>1. Conduct the public hearing; and</li><li>2. MOVE to adopt the next resolutions in order recommending City Council approval of the proposed CEQA exemption and to amend Specific Plan No. 19 to allow for off-sale alcohol sales subject to specific standards</li></ol>

ALVEY summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with ALVEY providing answers.

MROZ opened the public hearing.

Skip JANES spoke in support of the request.

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

COMMISSIONERS discussed the item.

Motion was made by CIRCO, seconded by POLLACK-RUDE, to adopt the next resolutions in order recommending City Council approval of the proposed CEQA exemption and to amend Specific Plan No. 19 to allow for off-sale alcohol sales subject to specific standards; motion carried 5-0.

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Neighborhood Healthcare General Plan Amendment</b>
<b>Request:</b>	<b>General Plan Amendment and Zoning Reclassification</b>
<b>CEQA Recommendation:</b>	<b>Negative Declaration</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	General Plan Amendment (GPA) No. 2021-0002 Zoning Reclassification (ZR) No. 2021-0001 Negative Declaration (CEQA) No. 2022-0002
<b>Location:</b>	470 North Mollison Avenue
<b>Applicant:</b>	Mike DeLeon, Neighborhood Healthcare; 760-520-8601
<b>Project Planner:</b>	Mike Viglione, mviglione@elcajon.gov, 619-441-1773
<b>City Council Hearing Required?</b>	Yes   December 13, 2022
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolutions in order recommending City Council approval of CEQA Negative Declaration No. 2022-0002, GPA-2021-0002, and ZR-2021-0001.</li> </ol>

VIGLIONE summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with VIGLIONE providing answers.

MROZ opened the public hearing.

Applicant, Karl HIGGINS, spoke in support of the project

GRILLOT spoke in support of the project.

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

COMMISSIONERS discussed the item.

Motion was made by MROZ, seconded by VALLES, to adopt the next resolutions in order recommending City Council approval of CEQA Negative Declaration No. 2022-0002, GPA-2021-0002, and ZR-2021-0001.; motion carried 5-0.

<b>Agenda Item:</b>	<b>4</b>
<b>Project Name:</b>	<b>2022 Zoning Code Amendment</b>
<b>Request:</b>	<b>Initiate Zoning Code Amendment</b>
<b>CEQA Recommendation:</b>	<b>EXEMPT</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	ZCA-2022-0001
<b>Location:</b>	Citywide
<b>Applicant:</b>	Community Development Department
<b>Project Planner:</b>	Noah Alvey; <a href="mailto:nalvey@elcajon.gov">nalvey@elcajon.gov</a> ; 619-441-1795
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolution in order, initiating an amendment to the El Cajon Zoning Code.</li> </ol>

ALVEY summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with ALVEY providing answers.

MROZ opened the public hearing.

GRILLOT spoke in support of the request.

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

COMMISSIONERS discussed the item.

Motion was made by SOTTILE, seconded by CIRCO, to adopt the next resolution in order, initiating an amendment to the El Cajon Zoning Code; motion carried 5-0.

**OTHER ITEMS FOR CONSIDERATION:**

**STAFF COMMUNICATIONS:**

ALVEY announced that Community Development has added a new staff member, Sable BELTRAN, Junior Planner.

**COMMISSIONER REPORTS/COMMENTS:**

**ADJOURNMENT:**

Motion was made by MROZ, seconded by VALLES, to adjourn the meeting of the El Cajon Planning Commission at 7:51 p.m. this 15th day of November, 2022, until 7:00 p.m., Tuesday, December 6, 2022; motion carried 5-0.

---

Darrin MROZ, Chair

ATTEST:

---

Noah ALVEY, Secretary

DRAFT



Community Development Department  
**PLANNING COMMISSION AGENDA REPORT**

City of El Cajon

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Zoning Code Update</b>
<b>Request:</b>	<b>Zoning Code Amendment</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number:</b>	Zoning Code Amendment No. ZCA-2022-0002
<b>Location:</b>	Citywide
<b>Applicant:</b>	City of El Cajon
<b>Project Manager(s):</b>	Noah Alvey; <a href="mailto:nalvey@elcajon.gov">nalvey@elcajon.gov</a> ; 619-441-1795
<b>City Council Hearing Required?</b>	Yes   December 13, 2022
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolution in order recommending City Council approval of proposed Zoning Code Amendment No. ZCA-2022-0002.</li> </ol>

**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.

The 2022 Zoning Code update is primarily related to economic development and implementation of the General Plan Housing Element, including recent housing related State laws. Other minor, non-substantive changes are also included to improve clarity and consistency in the interpretation of the Zoning Code.

**BACKGROUND**

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. Typically, Zoning Code updates are completed on an annual basis at the end of each calendar year.

On November 15, 2022 the Planning Commission received the planned scope of work for the 2022 Zoning Code update. At that meeting the Commissioners discussed basic economic development initiatives and housing related changes that were anticipated.

## DISCUSSION

The proposed Zoning Code changes are summarized as follows:

### *Economic Development*

Staff have received inquiries related to alternative fuel vehicles, including servicing vehicles, which are primarily diagnostic and computer related activities. The Zoning Code does not define or establish separate requirements for these types of vehicles; therefore, staff has proposed amending the land use table to include alternative fuel vehicles with other auto sales uses and to allow vehicle storage, sales, delivery, service, and repair on industrial properties greater than 20 acres in size. This proposed change aligns with internet based contemporary business models for this type of use.

A new Zoning Code chapter is proposed to allow development agreements and is intended to be an alternative process to accommodate major and unique developments for residential, commercial, professional, or other similar activities, including combinations of uses and modified development standards. Furthermore, development agreements will provide assurances of consistent application of the Zoning Code to their projects to land developers, which will reduce the economic risks of a project while providing the city with a flexible means of promoting comprehensive planning and orderly development.

In conjunction with City Council economic development strategies, an opportunity has been identified to update the Zoning Code to add a definition for biomedical offices and make clear these uses are permitted in commercial and industrial zones. The definition clarifies that these office uses include medical, technological, or biological research, analysis, and production that can operate compatibly near residential uses.

### *Housing*

State law requires that Housing Elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. The 2021-2029 Housing Element update identified the following governmental constraints to the development or maintenance of housing in El Cajon, and Program 14 identified the following Zoning Code updates to be completed within one year, which are included in the proposed Zoning Code update:

- Emergency Shelters (AB 139): Establish parking requirements based on staffing level only.
- Low Barrier Navigation Centers (AB 101): Allow by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements.
- Transitional and Supportive Housing (SB 745, AB 2162): Allow these residential uses in all zones where residential is allowed.

- Density Bonus (AB 1763): Change requirements to reference State Law.
- Residential Care Facilities for Seven or More Persons (AB 846): Permit large residential care facilities by right in zones where residential uses are permitted.
- Accessory Dwelling Units (ADUs): Update ADU requirements to align with recent State laws.
- Update Development Standards and Establish Objective Design Standards (SB 330): Update residential development standards to further facilitate infill residential development and incorporate objective design standards.

The housing related updates also include new development standards and procedures for urban lot splits as required by SB 9, which was signed by Governor Newsom in 2021.

#### *Miscellaneous*

The remaining items included in the Zoning Code update are other minor technical changes, revisions, and edits for clarity and consistency.

- Add definitions for “High Quality Transit Corridor” and “Major Transit Stop” to align with State law requirements.
- Allow limited number of customers for a home based business related to music lessons and/or academic tutoring.
- Extend the Emergency Housing Pilot Program sunset date from December 31, 2023 to December 31, 2024 to allow for program implementation and evaluation.
- Expand the allowance of business to business uses in the M zone.

#### **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, objective standards for new development, and help streamline development review processes in accordance with State law.

#### **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.

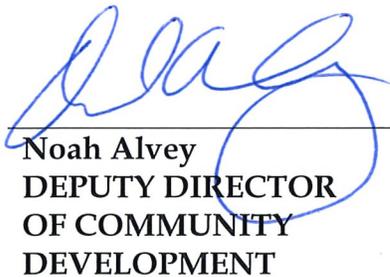
#### **PUBLIC NOTICE & INPUT**

Notice of this public hearing was published in the East County Gazette on November 17, 2022 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.

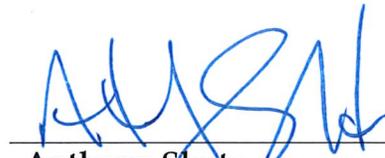
#### **RECOMMENDATION**

Staff recommends approval of Zoning Code Amendment No. 2022-0002 for economic development, housing, and minor technical changes, revisions, and edits for clarity and consistency.

**PREPARED BY:**

  
\_\_\_\_\_  
**Noah Alvey**  
**DEPUTY DIRECTOR**  
**OF COMMUNITY**  
**DEVELOPMENT**

**APPROVED BY:**

  
\_\_\_\_\_  
**Anthony Shute**  
**DIRECTOR OF**  
**COMMUNITY**  
**DEVELOPMENT**

## **ATTACHMENTS**

1. Proposed Resolution Recommending City Council Approval of Zoning Code Amendment No. 2022-0002
  - 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. 2022-0002 FOR AN AMENDMENT TO TITLE 17 OF THE EL CAJON MUNICIPAL CODE FOR ECONOMIC DEVELOPMENT, HOUSING, AND OTHER MINOR TECHNICAL CHANGES, REVISIONS, AND EDITS

WHEREAS, on November 15, 2022, the Planning Commission adopted Resolution No. 11087 initiating an amendment to the Zoning Code with overall changes for economic development, housing, and minor technical changes, revisions, and edits for clarity and consistency; and,

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on December 6, 2022, to consider an amendment to the Zoning Code with overall changes for economic development, housing, and minor technical changes, revisions, and edits for clarity and consistency; 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 CEQA common sense exemption in accordance with the California Environmental Quality Act Guidelines section 15061(b)(3) for the proposed project; and,

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

- A. The proposed changes to the Zoning Code further the goals of the General Plan by implementing reforms to reduce governmental constraints to the development. 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 consistency 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, objective standards for new development, and help streamline development review processes in accordance with State law.

WHEREAS, after considering such evidence and facts the Planning Commission did consider Zoning Code Amendment No. 2022-0002 as presented at its meeting.

WHEREAS, economic development initiatives include adding a new Development Agreement chapter, describe and allow new land uses such as biomedical offices in commercial zones, add alternative fuel vehicles, and allow new vehicle storage, sales, delivery, and service on properties 20 acres or more in the industrial zone; and,

WHEREAS, the residential and commercial land use tables have been updated to implement land use changes required in conjunction with the General Plan Housing Element; and

WHEREAS, new procedures have been added in accordance with recent State laws related to housing for urban lot splits, accessory dwelling units, and residential design standards.

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. 2022-0002.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Zoning Code Amendment No. 2022-0002 included as Exhibit A.

{The remainder of this page is intentionally blank}

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held December 6, 2022, by the following vote:

AYES:  
NOES:  
ABSENT:

---

Darren MROZ, Chair

ATTEST:

---

Noah ALVEY, Secretary

**Exhibit A**

**Zoning Code Amendment No. ZCA-2022-0002**

Proposed Clean Version

## **17.105.020 Definitions.**

**“Alternative Fuel Vehicle”** means plug-in electric vehicles, natural gas vehicles, fuel cell electric vehicles, or similar vehicles that do not require gasoline to operate.

**“Biomedical Office”** means medical, technological, or biological research, analysis, and production, and excluding any research or analysis of cannabis or related products and derivatives.

**“Development agreement”** means an agreement between the city and an applicant for a development project that provides assurances to the applicant, upon approval of the project, that the project may be developed in accordance with those policies, rules, and regulations, and conditions of approval, existing or imposed at the time of city approval, subject to the terms of the agreement. The development agreement may include provisions where the applicant is reimbursed over time for financing public facilities required by the city at the time of project approval.

**“Dwelling unit, accessory”** means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is situated. An accessory dwelling unit also includes the following: (a) An efficiency unit, as defined in section 17.958.1 of [Health and Safety Code](#); and (b) A manufactured home, as defined in section 18007 of the [Health and Safety Code](#).

**“High Quality Transit Corridor”** as defined in section 21155 of the Public Resources Code means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

**“Low Barrier Navigation Center”** means a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

**“Major Transit Stop”** as defined by section 21064 of the Public Resources Code means a site containing any of the following:

1. An existing rail or bus rapid transit station.
2. A ferry terminal served by either a bus or rail transit service.
3. The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

## **Chapter 17.135 M-U (Mixed Use) Overlay Zone**

### **17.135.045 Design Review.**

Additional design criteria for mixed use developments can be found in Chapter 17.135.120 Mixed Use Overlay Zone Design Standards.

Projects of 50 residential units or more shall be reviewed by the Planning Commission for conformance with the Architectural Guidelines of Chapter 17.180 and any other applicable design policies or standards.

### **17.135.070 Development Standards.**

Development standards shall be those identified as applicable to all new, redeveloped, or expanded development projects:

- A. Lot requirements: There is no minimum lot requirement for commercial, residential mixed-use and residential only projects with a density of up to 40 dwelling units per acre. However, the minimum lot requirement for residential mixed-use and residential only projects with a density above 40 units per acre is 1.5 acres.
- B. Building height: Maximum building height shall be 45 feet, except for structures within 100 feet of an adjacent single-family residential zone shall be limited to a height of 35 feet. The distance shall be measured from the proposed building façade to the nearest residential building.
- C. Floor-to-ceiling height: All commercial floor space provided on the ground floor of a mixed-use building must have a minimum floor-to-ceiling height of 15 feet.
- D. Setbacks:
  1. The entire building façade must abut front and street side property lines or be located within 10 feet of such property lines.
    - a. Commercial only developments shall provide for recessed store fronts, forecourts, plazas, outdoor dining areas, or other building frontage articulations.
  2. No interior side setbacks are required, except when the proposed development abuts R-zoned property, in which case the minimum side setback shall be the same as required for a residential use on the abutting R-zoned lot.
  3. The rear yard setback is not required except when abutting R-zoned property, in which case a minimum 10-foot rear yard setback shall be required.

E. Open space/recreation area: In a residential mixed-use or residential only development, a minimum of 225 square feet per unit of combined private and common recreational open space shall be provided. A common active recreational amenity shall be provided as follows.

1. A minimum of 36 square feet is required for each dwelling unit.
2. The common space may contain active or passive areas and a combination of hardscape and landscape features.
3. A minimum of 10 percent of the common outdoor open space shall be landscaped.
4. All common open space on the premises, including recreational facilities, shall be accessible to all occupants and be physically connected to other common open space areas on the premises.
5. Amenities, such as tables, benches, trees, shrubs, planter boxes, garden plots, pet areas, spas, pools, play areas, plazas, roof-top patios, picnic areas, and open recreational facilities may be counted as common space.

F. Trash and Recycling: Refer to section 17.130.160 for general requirements.

G. Residential:

1. Residential disclosures: All planning permit applications for residential only or residential mixed use shall include a condition of approval for disclosure to residents clearly outlining the issues associated with living in a mixed-use environment. The language for this disclosure shall be as specified by the director of community development. Copies of each signed disclosure shall be made available for review upon written request by the city.
2. Notice of Airport in Vicinity: For projects within the Gillespie Field Airport Overflight Notification Area the disclosure shall also include additional wording regarding proximity to Gillespie Field Airport, pursuant to section 11010 of the Business and Professions Code, as follows: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

### **17.135.080 Parking.**

- A. Parking: Refer to Chapter 17.185 for general parking and circulation requirements.
- B. A residential project or residential component of a mixed-use project shall comply with the parking requirements of the RM-HR zone.
- C. In a mixed-use project, parking shall be provided separately for each use unless it is determined that a shared parking arrangement would be beneficial and is substantiated by a parking and use analysis. A shared parking plan shall be provided that indicates how the parking will be managed.
- D. Parking Location.
  - 1. Off-Street parking shall be located to the rear or interior side of the building and not between the building frontage and the primary or secondary street. See Figure 1.
  - 2. At grade, off-street parking shall not be visible from the primary or secondary street frontage and shall be screened with landscaping, wrapped buildings, or an architectural screen so they are not visible from the public right-of-way except for access and driveways.
  - 3. Landscaped areas in surface parking lots shall be provided as a percentage of the total area of the surface parking lot, including stalls and drive aisles, as follows:
    - a. 10 to 20 spaces: a minimum of 5%.
    - b. More than 20 spaces: a minimum of 10%.
  - 4. A minimum of one (1) vertical wayfinding sign visible from the pedestrian right-of-way shall be located at the building façade within 15-feet of the sidewalk

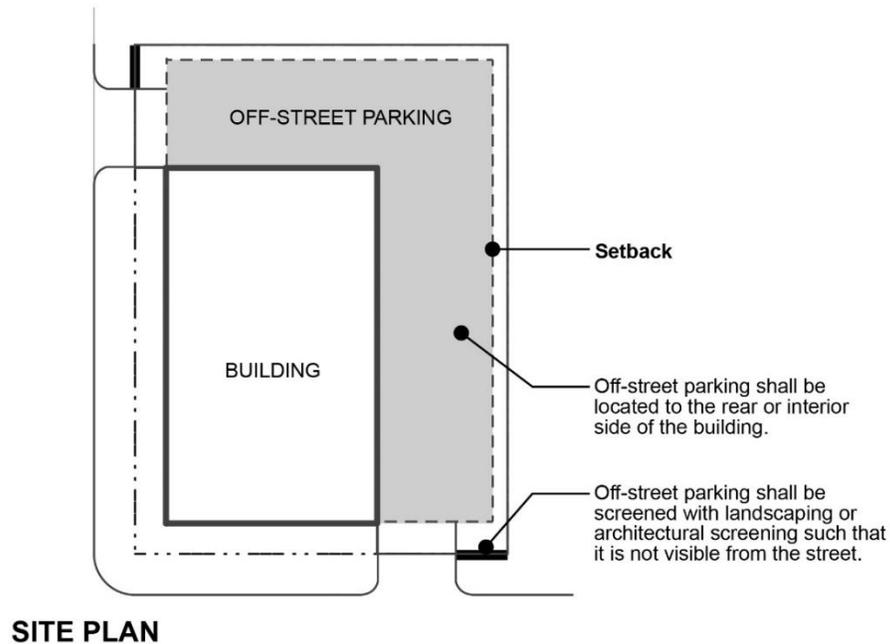


Figure 1. Off-Street Parking

**17.135.090 On-site lighting.**

An on-site lighting plan shall be required for all new or expanded developments. The lighting plan shall include the following three components:

- A. Safety: The plan shall provide adequate lighting for pedestrian and vehicular safety and be sufficient to minimize security problems throughout the project, especially along building façades. Pedestrian scaled lighting shall be located on the building frontage a minimum of every 30 feet and should emphasize buildings, parking and other points of entry into the project. Fixtures shall be placed between 8 and 15 feet above sidewalk elevation and shall not project more than 30 inches from the façade.
- B. Architectural: The plan shall incorporate lighting elements in concert with the overall project theme.
- C. Special: The plan may incorporate lighting for celebratory, seasonal and/or holiday lightings that occur on holidays and/or special event days. Lighted attachments with color scenarios are encouraged in commercial and active use areas.

**17.135.100 Rooftop Screening.**

All mechanical equipment, appurtenances, and access areas shall be intentionally grouped and architecturally screened within fully covered enclosures consistent with the overall composition of the building and shall be architecturally compatible with the building in design type,

materials, and colors. Mechanical enclosures shall have a screened or louvered top to improve views from above and to provide required air circulation.

Rooftop mechanical equipment shall not be visible from the public right of way or adjacent residential uses. One or more measures shall be implemented to screen equipment:

- A. Setback equipment 15 feet from all rooftop edges parallel to primary street lot lines.
- B. New structures shall be designed to provide a screen or other architectural element that is as tall as or taller than the highest point on any mechanical equipment to be located on the roof of the structure.

### **17.135.120 Design Standards.**

#### A. Definitions

- 1. Building Frontage: The exterior wall of a building facing a line of the lot.
- 2. Façade: Any exterior wall surface of a building that encloses the interior of the building.
- 3. Primary Building Frontage: The exterior wall of a building facing a line of the lot along the primary street. In the case of a corner lot, the primary building frontage could be on either street.
- 4. Primary Entrance: The entrance leading to a lobby, individual units, or commercial use and accessed from the primary building frontage.

#### B. Building Configuration

- 1. The primary building frontage shall face the primary street.
- 2. A minimum of one primary entrance shall be provided for each building and open onto a sidewalk or other public space.
- 3. For corner lots, primary entrances from both the primary street and secondary street building frontages are permitted and encouraged.

#### C. Visual Interest

- 1. All structures must incorporate a variation in building materials, whereas a minimum of three (3) materials is provided.
- 2. A minimum of 20% of the surface area of each building elevation shall include an architectural offset or projection that is a minimum of 2-feet in depth and 2-feet in width. See Figure 2.

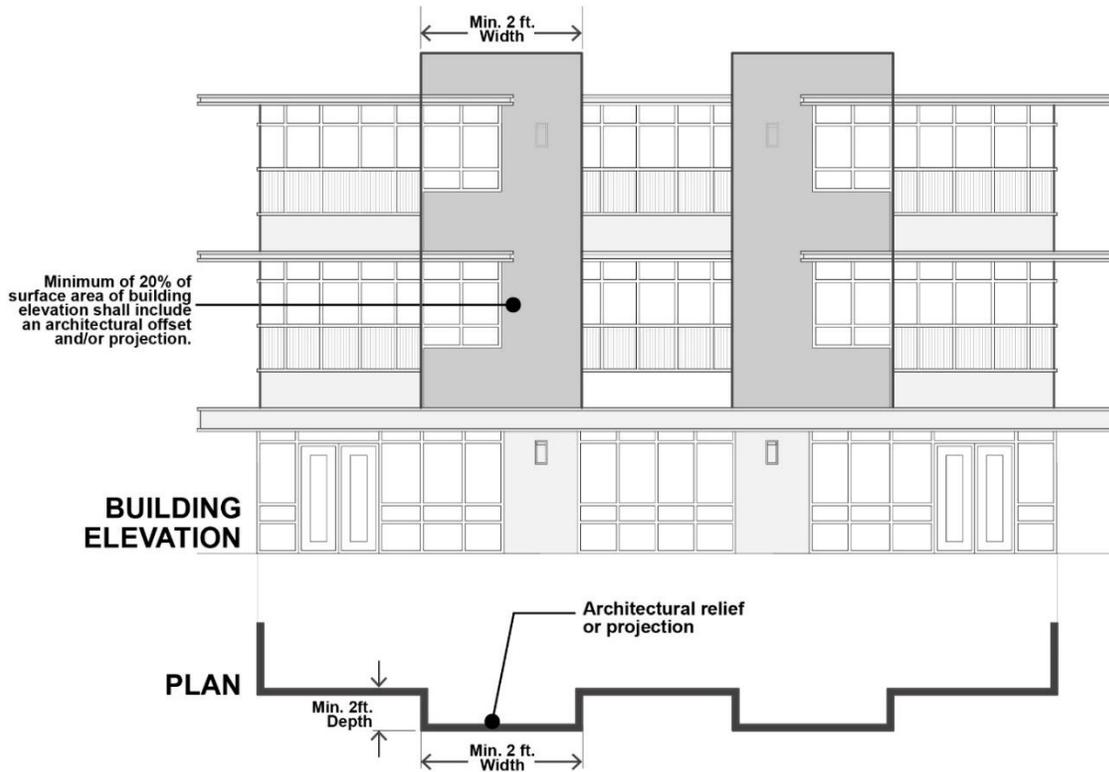


Figure 2. Architectural Reliefs or Projections

D. Ground Floor Transparency:

1. Non-residential: A minimum of 60 percent of the street-facing building façade between two feet and eight feet in height must be comprised of clear windows that allow views of indoor space or product display areas. [See Figure 3.](#)
2. Residential only developments: A minimum of 25 percent of each street-facing residential unit shall be comprised of clear, non-reflective windows.

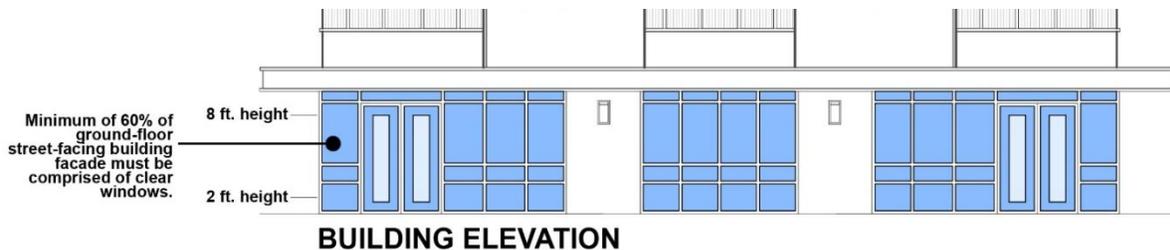


Figure 3. Ground-Floor Transparent Windows

E. Upper Floor Transparency:

1. A minimum of 30% of the street facing building facade shall be transparent.
2. A minimum of 20% of the building facade not facing a street shall be transparent.

F. Rolled and/or torch down roofing shall only be permitted behind a parapet.

G. Frontage Activation

1. All ground floor residential units along the primary building frontage shall include an enhanced entry that creates an aesthetic transition between the public and private realm. A minimum of 25 square feet in floor area shall be provided for the enhanced entry. Façade enhancements shall include but are not limited to stoops, porches, patios, balconies (See Figure 4). Enhanced entries include the following elements or other similar elements of comparable size.

a. Stoops that meet the following criteria:

- i. Stoop entry landings shall be a minimum 5 feet in length and 5 feet in width.
- ii. Each stoop shall provide entry access for a maximum of two units.

b. Porches that meet the following criteria:

- i. Porches shall provide entry access for a maximum of one unit
- ii. Porches shall be a minimum of 6-feet in length and 6-feet in width.

c. Patios that meet the following criteria:

- i. Patio entries may serve up to two units.
- ii. Patios shall at least 5-feet in length and 5-feet in width.

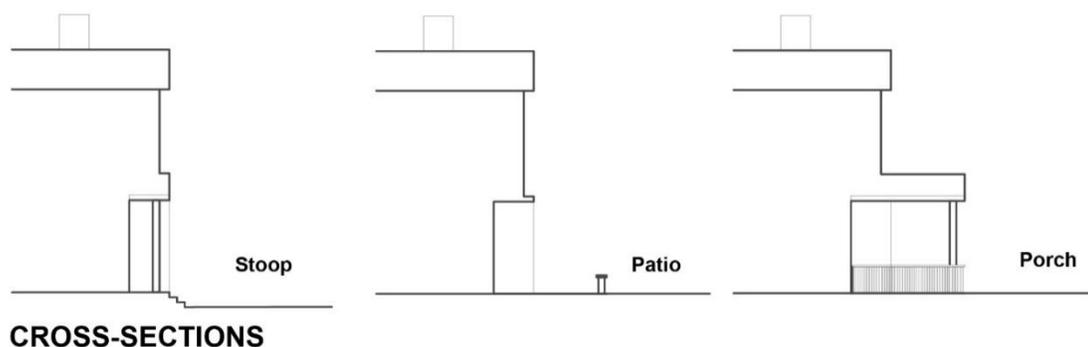


Figure 4. Façade Enhancements.

2. All buildings and building facades that front a public street (primary and secondary), public right-of-way, or private drive shall provide a minimum of two of the activation features selected from Table 17.135.120 Frontage Activation Elements.

**Table 17.135.120. Frontage Activation Elements**

Element	Minimum of Building Frontage	Element Min. Width	Element Min. Depth
Recessed storefront entries	None.		
Porches, Patios, and/or Stoops	None.	Refer to Chapter 17.135.120(A).	
Balconies	30% of the building façade or one for every 30 feet of frontage.	4 feet	6 feet
Arcades, Colonnades or Galleries	30% of the building façade	20 feet	10 feet
Awning, Canopy, Marquee, Sunshade or Trellis	50% of the building façade at the ground level. 15% for upper floor building facades	2 feet	2 feet
Roll up or Large Opening Doors	None. Subject to transparency requirements.	5 feet	N/A

## **Chapter 17.140 RESIDENTIAL ZONES**

### **17.140.065 Urban lot splits.**

- A. Urban lot splits generally.
  1. Purpose and Intent. The purpose of this section is to provide regulations for urban lot split parcel maps in single-family residential zones in accordance with Government Code section 66411.7, or any successor statute. The intent of this section is to provide objective standards for the orderly development of urban lot splits.
  2. An “urban lot split” means the subdivision of an existing, legally subdivided lot into two lots in accordance with the requirements of this section and located within the O-S, RS-40, RS-20, RS-14, RS-9, or RS-6 zones.
  3. An application for an urban lot split parcel map shall be considered ministerially, without discretionary review or a hearing, if it meets all of the standards in this section.
  4. No person shall create an urban lot split subdivision except by the filing of a parcel map approved pursuant to the Subdivision Map Act.

5. One of the parcels created by an urban lot split shall not be less than forty percent of the area of the original parcel before subdivision and shall be no less than one thousand two hundred square feet.
  6. An urban lot split shall be prohibited in each of the following circumstances:
    - a. The parcel contains a designated historic landmark or is on the State Historic Resources Inventory, or is within a designated historic district.
    - b. The urban lot split would require demolition or alteration of any of the following:
      - i. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
      - ii. Housing that has been occupied by a tenant in the last three years.
    - c. The parcel was created by prior urban lot split as provided by this section.
    - d. The owner of the parcel or any person acting in concert with the owner of the parcel has previously subdivided an adjacent parcel utilizing the urban lot split process.
    - e. The parcel does not satisfy the requirements specified in subparagraphs (B) through (K), inclusive, of paragraph (6) of subdivision (a) of Government Code section 65913.4 regarding prime farmland, wetlands, fire hazard severity zones, earthquake faults, flood hazards, conservation easements, and habitat for protected species.
  7. Parcels created by an urban lot split shall be limited to only residential uses.
  8. Notwithstanding any other provision, regulation, or standard, the development of at least two units of a minimum of eight hundred square feet shall not be precluded on each lot of a parcel otherwise eligible for an urban lot split.
  9. Prior to recordation of the urban lot split parcel map, an applicant, except a community land trust or qualified nonprofit corporation, for an urban lot split shall sign an affidavit that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of approval of the urban lot split.
  10. Prior to recordation of the urban lot split parcel map, the City shall cause to be recorded a Notice of Restriction against the property, of a form and content satisfactory to the director of community development and city attorney. The Notice of Restriction shall require that the use and development of the property be in accordance with this section, and to notify future owners of the restrictions on rental terms and the restrictions on the number of dwelling units permitted.
- B. Application and approval of an urban lot split
1. The subdivider applying for an urban lot split shall file the following material with the Community Development Director.
    - a. A fee determined by city council resolution.
    - b. Urban lot split parcel map copies in the quantity to be specified by the director of community development.
    - c. A grading plan may be required if grading activities exceed the thresholds contained in section 15.64.020 of this code.

- d. An urban lot split parcel map shall be acceptable only with the written consent of all parties having any record title interest in the real property to be subdivided.
  2. The Community Development Director is directed to:
    - a. Obtain the recommendations of the building official, and fire marshal with respect to the design and the kind, nature and extent of the required improvements. Such recommendations shall be in writing and a copy shall be furnished to the subdivider before any action on an urban lot split map.
    - b. Prescribe the kind, nature and extent of the improvements to be constructed or installed in or to serve the subdivision for which an urban lot split parcel map is filed, and to establish agreements with the subdivider regarding the time when such improvements shall be required.
    - c. Approve, conditionally approve or disapprove urban lot split parcel maps filed pursuant to this section.
    - d. Extend the time at which an urban lot split parcel map expires. Such an extension shall not exceed twelve months at any one time nor shall the aggregate of all extensions equal more than twenty-four months.
    - e. Certify each urban lot split parcel map in accordance with this title.
  3. An urban lot-split may be denied if the building official makes a written finding, based on a preponderance of the evidence, that the proposed urban lot split would have a specific, adverse impact as defined and determined in Government Code section 65589.5(d)(2), upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate the specific, adverse impact.
  4. An urban lot split parcel map shall be disapproved for failure to meet or perform any of the requirements or conditions imposed by this section or the Subdivision Map Act, and city of El Cajon ordinances enacted pursuant thereto.
  5. After the approval by the city of an urban lot split parcel map, the city shall transmit the map the county recorder.
- C. Requirements for urban lot splits.
1. An urban lot split parcel map must be prepared in full compliance with the objective standards of the Subdivision Map Act and this Title.
  2. Easements sufficient to permit installation and maintenance of publicly maintained storm drainage facilities, sewerage, street lighting, and other public utilities shall be provided and shall be shown on the map.
  3. Each lot shall have access to a dedicated street or a street offered for dedication provided that access to the lot to be subdivided may be effected by a private road easement.
    - a. The minimum width of an easement with vehicle access, shall be:
      - i. Sixteen feet for an easement serving a one-family dwelling, or
      - ii. Twenty-two feet for an easement serving two or more family dwelling units.
    - b. Emergency vehicular access shall be provided to all lots in accordance with the California Fire Code. Turnaround areas may be required.

- c. The minimum width of an easement for pedestrian access only shall be five feet, as long as the lot depth does not exceed 150 ft. from the dedicated street, otherwise vehicle access requirements in sections 17.140.065.C.3.a and 17.140.065.C.3.b above shall apply.
4. Private improvements required for the subdivision shall be shown on or indicated as a condition of approval on the urban lot split parcel map. The minimum required improvements shall be:
  - a. Storm drainage and flood control facilities within the subdivision sufficient to carry storm runoff both tributary to and originating within the subdivision.
  - b. Access public sewer system serving each lot of the subdivision.
  - c. Fire hydrants and connections which shall be of the types and at locations specified by the fire marshal.
  - d. A water supply system providing an adequate supply of potable water to each lot and fire hydrant within the subdivision. The water system shall be of the size and design prescribed by the applicable water district, subject to the approval of the city engineer.
  - e. Public utilities including gas, electric and telephone distribution facilities necessary to separately serve each lot of the subdivision.
  - f. Plans, profiles and specifications of required improvements shall be furnished to, and approved by, the city engineer prior to the approval of the parcel map. Construction of improvements shall not be required until such time as a permit or other grant of approval for development of the parcel is issued or deferred through a bond or agreement.

#### D. Unit Standards

1. Quantity. No more than two dwelling units of any kind may be built on a lot that results from an urban lot split. For purposes of this paragraph, "unit" means any dwelling unit, including, but not limited to, a primary dwelling unit, two-family dwelling, an ADU, or a JADU.
2. Parking. One off-street parking space per unit is required, except no off-street parking is required in either of the following instances:
  - a. The parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined in subdivision (b) of section 21155 of the Public Resources Code, or a major transit stop as defined in section 21064.3 of the Public Resources Code.
  - b. There is a car share vehicle located within one block of the parcel.
3. Setbacks. All setbacks must conform to those objective setbacks that are imposed through the underlying zone, except for the following:
  - a. Existing Structures. No setback is required for an existing legally established structure or for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.
  - b. Interior setbacks shall comply with Title 15 Buildings and Construction.

- c. The setbacks imposed by the underlying zone must allow the construction of up to two units on the lot that are at least 800 square feet in floor area; side and rear property line setbacks may be reduced to four feet if the setbacks imposed by the underlying zone do not allow the construction of up to two units on the lot that are at least 800 square feet in floor area.
- 4. Height. Units shall comply with the height restrictions of the underlying zone. Units with reduced setbacks, or that portion of a unit extending into the reduced setback as allowed by section 17.140.065.D.3.b shall be no more than sixteen (16) feet in height at a four-foot setback and twenty (20) feet at a five-foot setback.
- 5. The correction of legal nonconforming zoning conditions shall not be required as a condition of approval of an urban lot split parcel map.

**17.140.110 Lot coverage.**

The following table lists the maximum lot coverage in residential zones. Lot coverage includes all covered structures including primary and accessory structures. Overhead lattices and trellises shall also contribute to lot coverage calculations. The endnotes at the bottom of the table contain information that supplements the information listed in the table’s matrix.

**Table [17.140.110](#)  
Lot Coverage**

O-S	See Chapter <a href="#">17.155</a>
PRD	See Chapter <a href="#">17.165</a>
RS-40	30%
RS-20	40%
RS-14	40%
RS-9	40%
RS-6	40%
RM-6000	40%
RM-4300	50%
RM-2500	55%
RM-2200	55%
RM-1450	60%
RM-HR	50%

**17.140.140 Landscaping and recreational open space.**

- A. For general landscaping requirements in residential zones, see Chapter 17.195. For landscaping requirements in a planned residential development, refer to Chapter 17.165. For landscaping requirements in a planned unit development, refer to Chapter 17.60.
- B. Multi-family residential developments must provide a minimum of 225 square feet of combined common and private recreational open space per dwelling unit where a minimum of 36 square feet per unit is provided in the form of private open space of at least six (6)-feet in any direction.
  - 1. Private yards, for individual dwelling units in projects of 11 or more units and which have minimum dimensions of 10 feet by 10 feet (100 square feet minimum), may be counted as satisfying up to 50 percent of the recreational open space area requirement.
  - 2. Private yards for individual dwelling units in projects of 10 units or less may satisfy 100 percent of the recreational open space requirement with private yards which have minimum dimensions of 10 feet by 10 feet.

**17.140.170 Single-family dwelling review procedures.**

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

- A. The primary dwelling unit and entryway shall face the primary street. In the case of a corner lot, the entryway may face either public right-of-way.
- B. The building plan elevations shall include notations specifying a minimum twelve-inch (12") roof overhang (eave), and the type of material to be used for roofing and siding.
- C. Regardless of building material, all elevations shall include painted surfaces, weather-resistant enamel finishes or finished materials which are non-reflective.
- D. All additions to existing structures and all accessory structures larger than one hundred twenty (120) square feet shall be designed and constructed to be aesthetically compatible with the existing primary structure through the use of the same colors, textures, and materials.
- E. Structures shall meet the following design standards:
  - 1. Architectural design shall be represented on all building elevations in accordance with section 17.140.170(E)(3).
  - 2. Transparent windows shall not use tinted, mirrored, or highly reflective glass using non-reflective glass are required. Transparency is measured as a percent of the wall plane starting from the base of the house to the start of the roofline, except for gabled

portions of the wall plane not containing livable floor area. All wall planes shall incorporate transparency as follows:

- a. A minimum of 20% of the building elevations facing a public or private street shall be transparent. See Figure 1.
- b. A minimum of 10% of the building elevations not facing a public or private street shall be transparent.

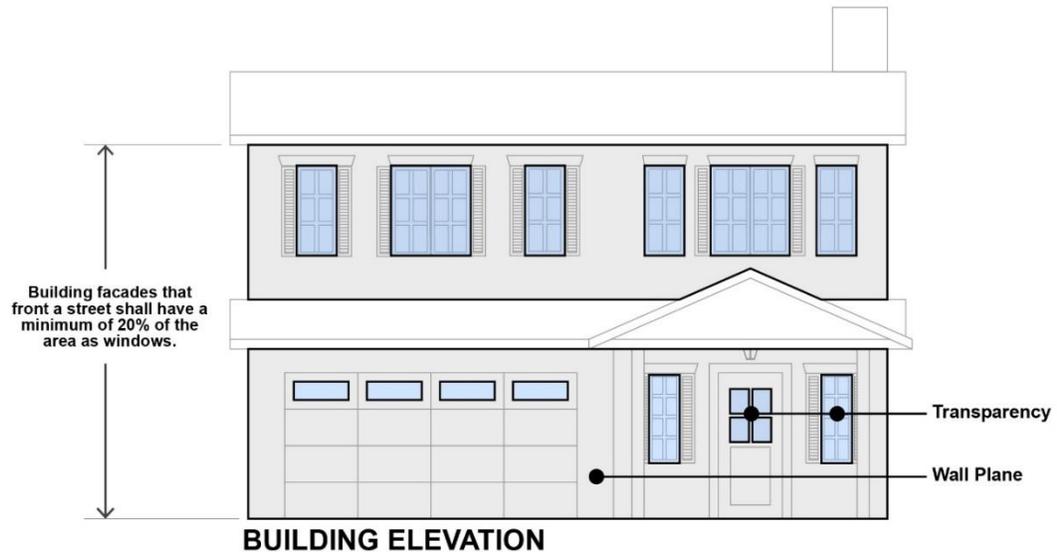


Figure 1. Transparent Windows

3. Building elevations shall not include blank wall faces. Each wall face with a length greater than twelve (12) feet shall include a minimum of three (3) of the following design features (See Figure 2):
  - a. Variation in building materials, whereas a minimum of three (3) façade finishes are provided. Façade finishes include but are not limited to materials such as wood, siding, stone, brick, and stucco;
  - b. Structural or decorative lintels or other similar window and doorway trim;
  - c. Entryway lighting features such as pendant lights or sidelights;
  - d. Shutters or awnings;
  - e. Doors which include windows;
  - f. Door entries that provide protection from the sun using porticos or roof overhangs.
  - g. Garage door panels which include windows; or
  - h. Contrasting trim or molding.

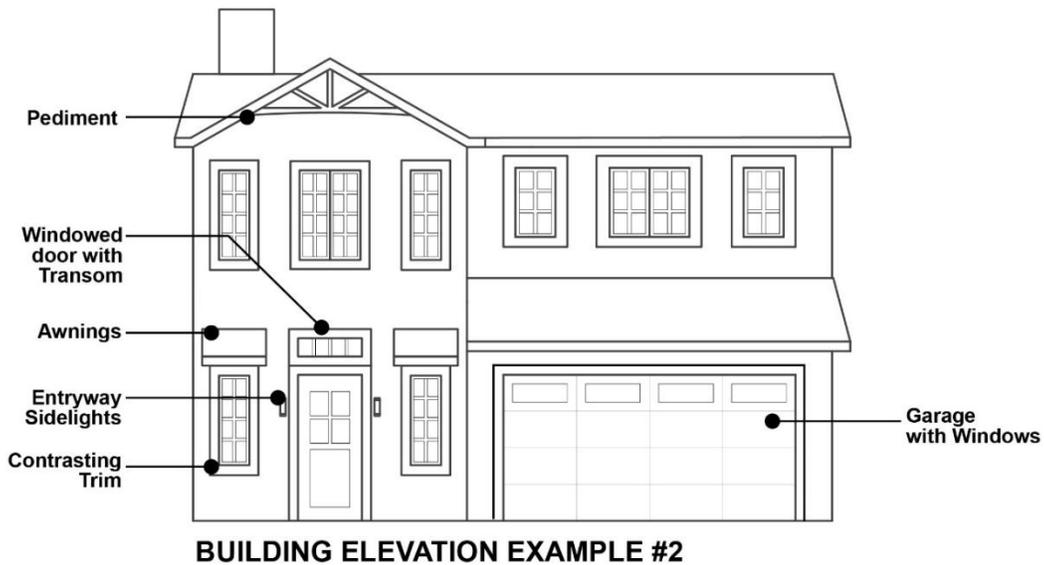
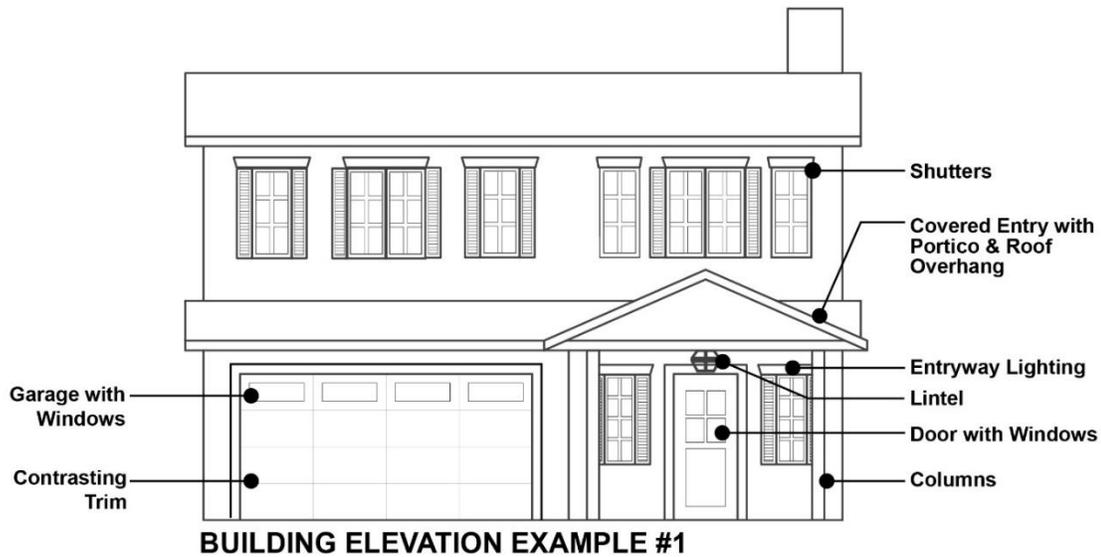


Figure 2. Design Features on Building Elevations

4. Accessory structures shall have comparable roof style to the primary structure.
5. Roof and wall planes shall be different colors.
6. No single building elevation may exceed thirty (30) feet in length. A single wall plane is defined as a surface without architectural relief or projection. See Figure 3. Standards for architectural relief or projection are as follows:
  - a. Shall be provided at a minimum eighteen (18) inches in depth; and
  - b. Shall be provided at a minimum four (4) feet in width; and

- c. May be provided as a step-back or overhang of a second-story wall plain or as a structural design feature such as bay windows; and
  - d. Architectural projection and relief is not required for single-story buildings not greater than sixteen (16) feet in height on wall planes facing interior or rear property lines.
7. Garage conversions shall not include entryways which face the street.

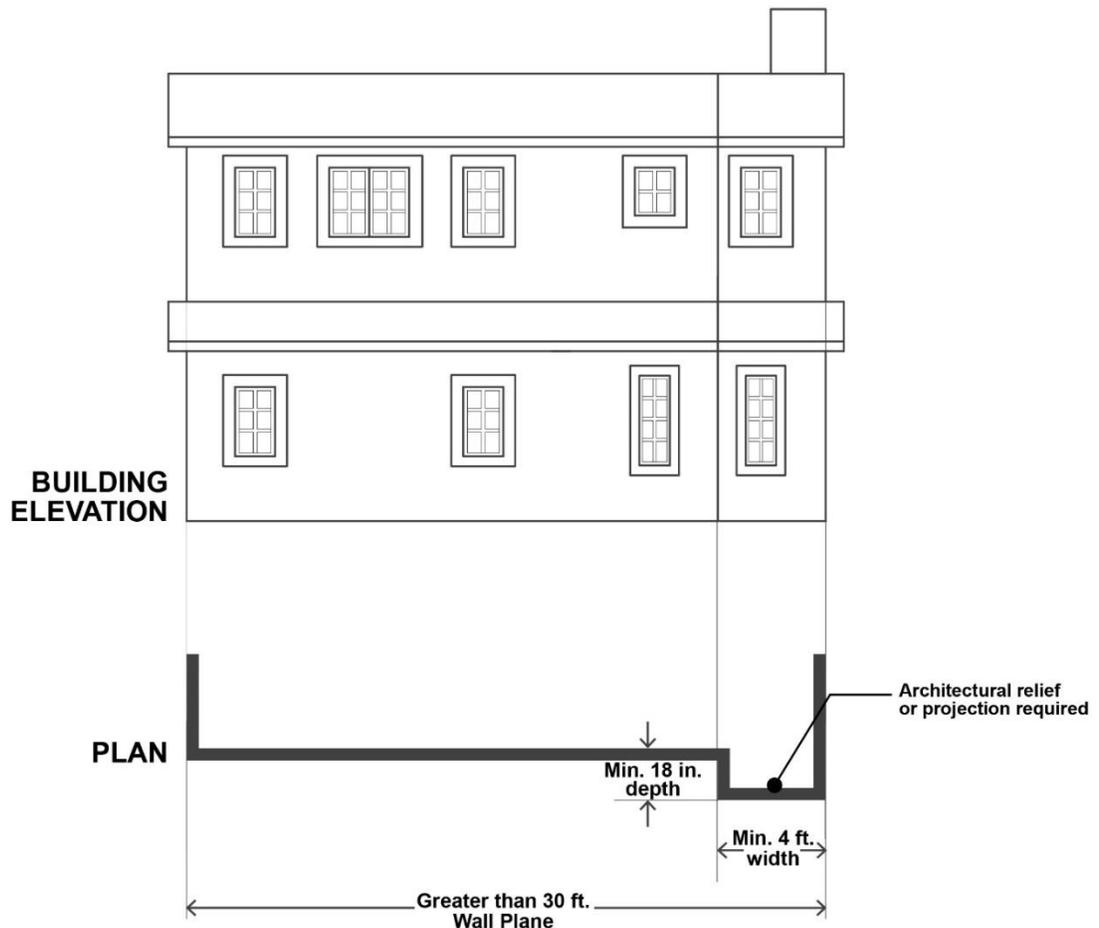


Figure 3. Architectural Relief and/or Projection

- F. Garages are subject to the following standards:
1. The garage shall not be located closer to the front setback line than the primary street facing façade of the primary dwelling unit.
  2. The garage shall not occupy more than 50 percent of the ground-level width facing the primary street. See Figure 4.
  3. The garage shall not take the place of the main entryway.

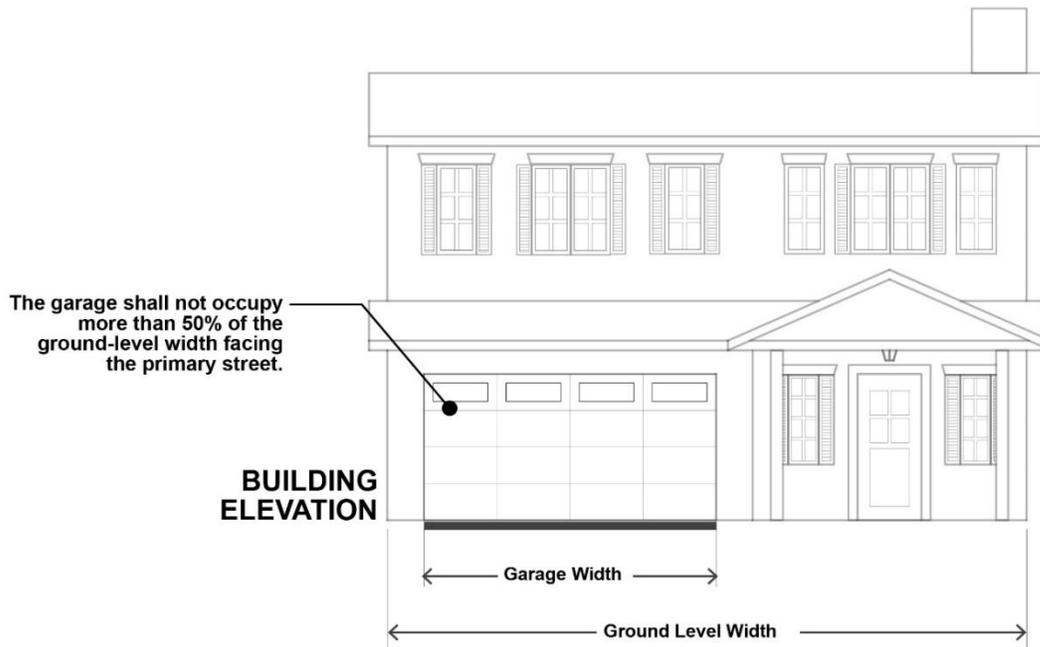


Figure 4. Garage Width

- G. Landscaping, placement of the structure and screening shall not be substituted for architecturally and aesthetically integrated design.
- H. Deviations from the standards in this section require approval of an administrative zoning permit, in conformance with Chapter [17.40](#).

**17.140.180 Accessory and junior accessory dwelling units.**

The standards set forth in this section may be applied to any lot in the city permitting single-family or multifamily residential uses. For lots zoned to permit single-family dwelling units these standards are applicable in conjunction with a proposed or existing primary dwelling unit upon such lot. For lots zoned to permit multifamily dwelling units, these standards are applicable in conjunction with an existing or proposed primary multifamily dwelling.

- A. Permit Required. A building permit is required for any new accessory or junior accessory dwelling unit.
- B. Number of ADUs. The following number and types of accessory dwelling units shall be allowed.
  - 1. Lots Zoned to Allow Single-Family Dwelling Units: For each eligible single-family lot, up to one (1) accessory dwelling unit and one (1) junior accessory dwelling unit may be permitted with an existing or proposed single-family dwelling unit.

2. Lots Zoned to Allow Multifamily Dwelling Units: Accessory dwelling units may be permitted with existing or proposed multifamily dwelling units in accordance with the following:
  - a. At least one (1) unit and up to twenty-five percent (25%) of the existing number of multifamily dwelling units may be permitted within portions of an existing multifamily development in those areas that are not used as livable space including (but not limited to storage rooms, basements, garages, attics, or other similar areas that may be converted).
  - b. For an existing or proposed multifamily development, in addition to the provisions of (B)(2)(a), for each eligible multifamily lot, up to two (2) detached accessory units may be constructed, subject to four (4) foot side and rear setbacks and a height limit of sixteen (16) feet.

C. Size.

1. Each eligible lot, regardless of the size of the primary dwelling unit, maximum lot coverage, or minimum open space requirements may include an attached or detached accessory dwelling unit of up to eight hundred (800) square feet;
2. For each eligible lot, the maximum size of an attached or detached accessory dwelling unit shall be not more than fifty percent (50%) of the size of the primary residence (habitable space), and not to exceed a maximum of one thousand two hundred (1,200) square feet;
3. The unit size for an attached or detached accessory dwelling unit or junior accessory dwelling unit shall, at a minimum, meet the standards for an efficiency unit as defined by the California Health and Safety Code section 17958.1. Minimum standards shall be applied through the building code; and
4. A junior accessory dwelling unit shall not exceed an area of five hundred (500) square feet.

D. Parking.

1. Except as otherwise provided, one (1) additional paved off-street parking space per accessory dwelling unit must be provided. Such parking space may be provided as a tandem space and/or located in the required front yard setback area if in compliance with the paved parking standards listed in section [17.140.160](#). Parking is not required to be provided in any of the following circumstances:
  - a. Unit is located within one-half (½) mile of public transit, including light rail and bus stations;
  - b. Unit is located within an architecturally and historically significant historic district.

- c. Unit is part of the proposed or existing primary dwelling unit, or an accessory structure as defined in Chapter 17.140.120 Accessory structures.
- d. Unit is a junior accessory dwelling unit or is part of an existing primary dwelling unit or an existing accessory structure;
- e. On-street parking permits are required but not offered to the occupant of the accessory dwelling unit; or
- f. There is a car share program located within one block of the accessory dwelling unit.

E. Standards of Development.

1. Conversion for an Accessory Dwelling Unit. Existing permitted structures converted to an accessory dwelling unit either attached or detached to the primary dwelling unit such as a garage or other accessory building shall meet the following requirements:
  - a. Building and fire safety codes;
  - b. Independent exterior access from the existing primary dwelling unit; and
  - c. Sufficient side and rear setbacks for fire safety.
2. Detached Accessory Dwelling Unit. New detached structures for accessory dwelling units shall meet the following requirements unless such requirements prohibit an accessory dwelling unit of at least eight-hundred (800) square feet in area with four (4) four rear and side yard setbacks :
  - a. Conformance with all requirements of the zone in which the unit is located, except as identified herein. Additionally, detached accessory dwelling units shall be located to the rear of the primary dwelling unless this requirement would prohibit an accessory dwelling unit of at least eight-hundred (800) square feet in area;
  - b. Limited to sixteen (16) feet in height. Additional height is permitted in accordance with the following:
    - i. When the detached accessory dwelling unit is within one-half (1/2) mile walking distance of a major transit stop or a high-quality transit corridor the height is limited to 18 feet with up to two (2) additional feet permitted to accommodate a roof pitch so long as it is aligned with the roof pitch of the primary dwelling.
    - ii. When the detached accessory dwelling unit is located on a lot with an existing or proposed single family or multifamily dwelling that is two (2) stories or greater, the height is limited to 18 feet
  - c. Subject to a minimum four (4) foot rear and side setback;

- d. In accordance with the California [Health and Safety Code](#) requirement, no fire sprinkler system is required unless provided for the primary dwelling unit;
  - e. Limited in size in accordance with section C above;
  - f. Attached covered patios, porches and similar covered areas intended to be used by the occupant of the accessory dwelling unit, except for a garage or carport, shall be limited to a maximum ten percent (10%) of the floor area of the proposed unit; and
  - g. The proposed accessory dwelling unit shall be constructed of similar building materials, colors, and with a similar architectural style to the primary dwelling unit.
3. Attached Accessory Dwelling Unit. New attached accessory dwelling units shall meet the following requirements unless such requirements prohibit an accessory dwelling unit of at least eight-hundred (800) square feet in area with four (4) foot rear and side setbacks:
- a. Conformance with all requirements of the zone in which the unit is located, except as identified herein;
  - b. Limited to the maximum height of the underlying zone when located within the primary dwelling unit setback requirements and to a maximum height of 25 feet when located outside of the primary dwelling unit setbacks, but in no instance shall the attached accessory dwelling unit be more than two stories;
  - c. Subject to a minimum four (4) foot rear and side setback;
  - d. In accordance with the California Health and Safety Code requirement, no fire sprinkler system is required unless provided for in the primary dwelling unit. If an accessory dwelling unit is attached to the primary single-family dwelling unit, the wall separating units shall be as required by the California Building Code and/or the California Residential Code;
  - e. Limited in size in accordance with section C. above;
  - f. Attached covered patios, porches and similar covered areas intended to be used by the occupant of the accessory dwelling unit, except for a garage or carport, shall be limited to a maximum ten percent (10%) of the floor area of the proposed unit; and
  - g. The proposed accessory dwelling unit shall be constructed of similar building materials, colors, and with a similar architectural style to the primary dwelling unit.
4. Junior accessory dwelling units shall meet the following requirements:
- a. Shall be created within the existing walls of the primary dwelling unit and include a bedroom;
  - b. Shall include an independent exterior access from the primary dwelling unit;

- c. Shall include an efficiency kitchen that consists of:
  - i. A sink with a maximum waste line diameter of one-and-a-half (1-1/2) inches;
  - ii. A cooking facility with appliance which do not require electrical service greater than one-hundred-and-twenty (120) volts or natural or propane gas; and
  - iii. A food preparation counter and storage cabinets that are reasonable to the size of the unit.
- d. No additional parking shall be required for the junior accessory dwelling unit.

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

1. The property owner must occupy either the primary dwelling unit or the accessory dwelling unit, unless the property owner is a governmental agency, land trust, or housing organization. Should this requirement not be honored by the property owner, it will be cause to have the accessory or junior accessory dwelling unit removed in accordance with appropriate procedures. Owner occupancy requirements shall not be enforced through January 1, 2025 in accordance with Government Code section 65852.2(a)(6).
2. A notice of restriction shall be recorded so that it appears in the chain of title for the property. A building permit will not be finalized without proof of recordation of the notice of restriction.
3. The unit shall not be sold separate from the primary dwelling unit.
4. Tenancy shall not be less than thirty (30) days.

G. Fees

1. Development Impact Fees for ADUs and JADUs shall comply with Chapter 17.25 Procedures, Hearings, Notices and Fees.
2. In addition to the requirements in Chapter 17.25, ADUs or JADUs that are less than seven-hundred-and-fifty (750) square feet shall not be subject to any impact fees. Any impact fees charged for an ADU more than seven-hundred-and-fifty (750) square feet shall be charged proportionately in relation to the square footage of the primary dwelling unit.

H. Special Exemption from City Standards. Notwithstanding other provisions of this title, the addition of an accessory or junior accessory dwelling unit on a lot as provided under this section of and by itself will not initiate requirements for any new or updated standards relating to the existing residential structure. Such standards or requirements that would otherwise apply will be deferred until the normal operation of those other city code

sections come to apply to such property. Such deferral of new or updated standards will not be granted for any building or portion thereof that was constructed illegally, nor will such deferral be granted for required public improvements. It is the clear intent of this subsection that the existing standards which were legally provided on the existing residential structure may remain as they were prior to the construction of the second-family unit.

**17.140.210 Residential land use table.**

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

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

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

**Table [17.140.210](#)**

**Residential Land Use Table**

Residential Zones	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM-6000	RM-4300	RM-2500	RM-2200	RM-1450	RM-HR	Notes
<b>Primary Residential Uses (subject to density restrictions)</b>													
Congregate care facility	X	X	X	X	X	X	X	X	P	P	P	P	
Dwellings; attached duplex units or two	X	X	X	X	X	X	X	P	P	P	P	P	1



<b>Residential Zones</b>	<b>PRD</b>	<b>RS-40</b>	<b>RS-20</b>	<b>RS-14</b>	<b>RS-9</b>	<b>RS-6</b>	<b>RM-6000</b>	<b>RM-4300</b>	<b>RM-2500</b>	<b>RM-2200</b>	<b>RM-1450</b>	<b>RM-HR</b>	<b>Notes</b>
Residential care facility for 6 or fewer	P	P	P	P	P	P	P	P	P	P	P	P	
Residential care facility for 7 or more	X	X	X	X	X	X	X	C	C	C	C	C	4
Supportive housing	P	P	P	P	P	P	P	P	P	P	P	P	
Transitional housing	P	P	P	P	P	P	P	P	P	P	P	P	
<b>Accessory Residential Uses</b>													
Accessory structures	X	P	P	P	P	P	P	P	P	P	P	P	5
Accessory structures which include restrooms	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	5
Bed and breakfast	X	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	X	6
Family day care home, large	P	P	P	P	P	P	P	P	P	P	P	P	
Family day care home, small	P	P	P	P	P	P	P	P	P	P	P	P	
Home occupation business	P	P	P	P	P	P	P	P	P	P	P	P	7
Keeping of bees for personal use	X	P	P	X	X	X	X	X	X	X	X	X	8
Keeping chickens for personal use	P	P	P	P	P	P	P	X	X	X	X	X	8



<b>Residential Zones</b>	<b>PRD</b>	<b>RS-40</b>	<b>RS-20</b>	<b>RS-14</b>	<b>RS-9</b>	<b>RS-6</b>	<b>RM-6000</b>	<b>RM-4300</b>	<b>RM-2500</b>	<b>RM-2200</b>	<b>RM-1450</b>	<b>RM-HR</b>	<b>Notes</b>
Commercial agriculture including: field crops, orchards, vineyards, horticulture, and floriculture	X	P	P	X	X	X	X	X	X	X	X	X	8
Community gardens	P	P	P	P	P	P	P	P	P	P	P	P	8
Day care facility (commercial or non-profit including preschool)	X	C	C	C	C	C	C	C	C	C	C	C	10
Educational institutions	X	C	C	C	C	C	C	C	C	C	C	C	
Governmental buildings and service facilities	X	C	C	C	C	C	C	C	C	C	C	C	11
Heliport	X	C	C	C	C	C	C	C	C	C	C	C	
Marijuana cultivation, delivery, dispensary, manufacturing, and storage	X	X	X	X	X	X	X	X	X	X	X	X	
Microenterprise home kitchen operation (MEHKO)	P	P	P	P	P	P	P	P	P	P	P	P	17
Nonresidential parking areas in	X	X	X	X	X	X	X	C	C	C	C	C	12



Residential Zones	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM-6000	RM-4300	RM-2500	RM-2200	RM-1450	RM-HR	Notes
Temporary feeding areas	C	C	C	C	C	C	C	C	C	C	C	C	
Wireless communication facilities	C	C	C	C	C	C	C	C	C	C	C	C	14
Other similar uses	D	D	D	D	D	D	D	D	D	D	D	D	15

1. Legally created lots in the RM-4300 zone are entitled to at least two units, regardless of lot area.
2. Subject to section [17.125.110](#) common interests developments. See Chapter [17.165](#) for PRD requirements. See Chapter [17.60](#) for PUD requirements.
3. Must be separated at least three hundred (300) feet between structures measured at closest wall of each.
4. Use prohibited in SP-182.
5. Subject to the provisions of section [17.140.120](#) (accessory structures).
6. Subject to the provision of section [17.225.020](#) (bed and breakfast establishments).
7. Subject to the provisions of section [17.225.050](#) (home occupations).
8. Subject to the provisions of Chapter [17.205](#) (animals and agriculture).
9. Subject to the provisions of section [17.140.180](#) (accessory and junior accessory dwelling units).
10. A “day care facility” is not a “family day care home” as defined in Chapter [17.105](#).
11. Excludes sewage disposal facilities.
12. Must conform to the standards provided in section [17.185.200](#) (parking standards).
13. As ancillary to an approved non-residential use, when activity not already covered by CUP.
14. Subject to the provisions of Chapter [17.245](#) (wireless communications facilities).
15. As determined by the director of community development.
16. May only be operated as an accessory use to a bona fide club, society, professional organization, union hall, fraternal organization, and similar use, with either all applicable discretionary permits, or nonconforming status pursuant to Chapter [17.120](#), for the primary use. Subject to additional card room regulations listed in Chapter [5.28](#) (Card Rooms) and Chapter [17.225](#) (Miscellaneous Special Uses and Regulations) of this Title.
17. Subject to the provisions of section [1.16.025](#) (nuisance defined – microenterprise home kitchen operations) and chapter [17.225.250](#) (microenterprise home kitchen operations - MEHKO).

### **17.140.220 Multifamily Design Standards.**

The intent and purpose of this chapter is to provide standards to improve the appearance of multifamily developments in the community, using objective criteria to enhance design and compatibility with surroundings. Any new permit application for a multifamily residential development shall be subject to the following provisions

#### **A. Definitions**

1. **Building Frontage:** The exterior wall of a building facing a line of the lot.

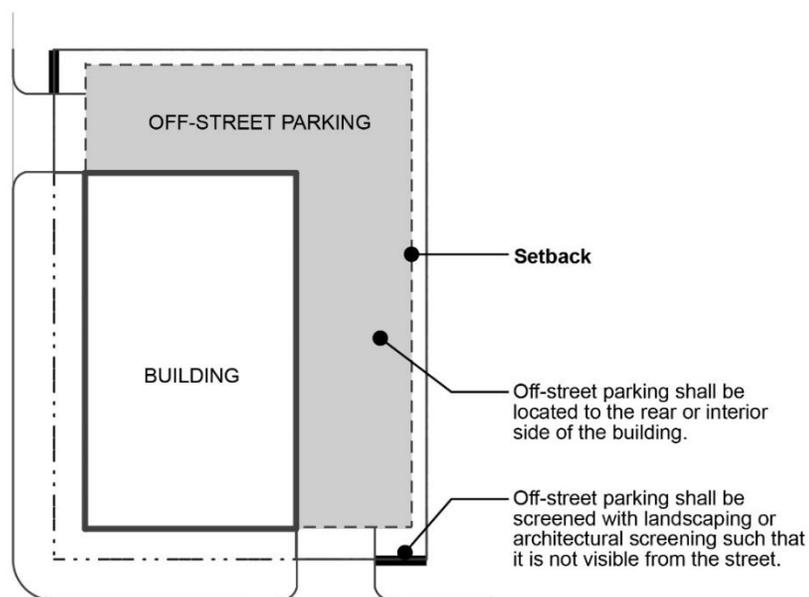
2. Façade: Any exterior wall surface of a building that encloses the interior of the building.
3. Primary Building Frontage: The exterior wall of a building facing a line of the lot along the primary street. In the case of a corner lot, the primary building frontage could be on either street.
4. Primary Entrance: The entrance leading to a lobby or individual units and accessed from the primary building frontage.

**B. Building Configuration:**

1. A minimum of one primary entrance shall be provided for each building and open onto a sidewalk or other public space.
2. For corner lots, primary entrances from both the primary street and secondary street building frontages are permitted and encouraged.

**C. Off-Street Parking:** Off-Street parking shall minimize interference with the public right-of-way. See Figure 5.

1. Off-street parking shall be located to the rear or interior side of the building and not between a building frontage and the primary or secondary street.
2. At grade, off-street parking shall not be visible from the primary or secondary street frontage.
3. At grade parking shall be screened with landscaping, an architectural screen, or be located behind buildings so they are not visible from the public right-of-way except for access and driveways.



**SITE PLAN**

Figure 5. Off-Street Parking

D. Visual Interest: Visual interest shall be provided by means of variation in building details, form, materials, and color in accordance with the following.

1. All buildings and building facades that front a public street (primary and secondary), public right-of-way, private drive, plaza, or other open space area in the development shall provide a minimum of two (2) of the following design features. See Figure 6.
  - a. Variation in building materials, whereas a minimum of three (3) façade finishes are provided. Façade finishes include but are not limited to materials such as wood, siding, stone, brick, and stucco.
  - b. Structural or decorative lintels or other window and doorway trim for all doorways and a minimum of 30% of the windows.
  - c. Doors which include distinctive features such as windows, transoms, pediments, or columns.
  - d. Door entries that provide protection from the sun using porticos or roof overhangs.
  - e. Façade enhancements shall that create a balance of elements that enhance the buildings interaction with the public realm. All ground floor residential unit entries along the primary building frontage, where a minimum of 25 square feet in floor area shall be provided for a façade enhancement. Façade enhancements shall include but are not limited to stoops, porches, patios, balconies. See Figure 7.



Figure 6. Design Features on Building Elevations

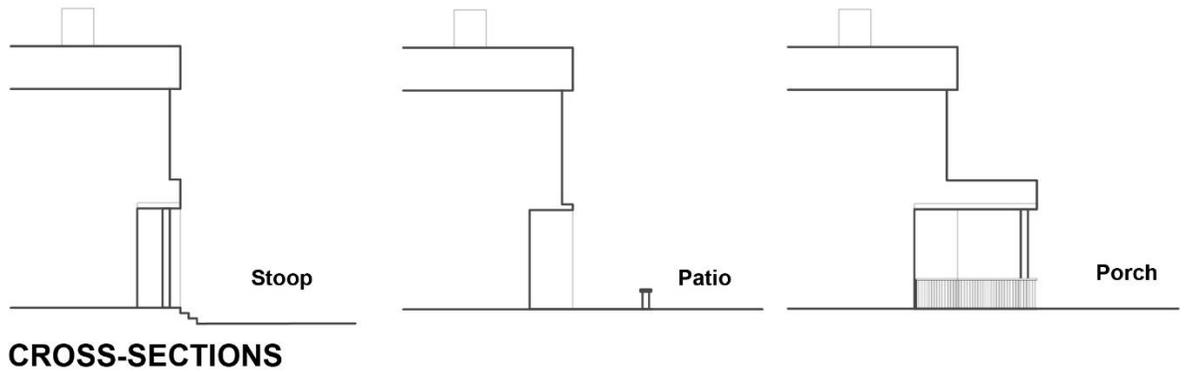


Figure 7. Design Features on Building Elevations

2. All facades shall include transparency as follows:
  - a. Building facades that front a public street (primary or secondary) shall have a minimum of 20% of the surface area as windows. See Figure 108.
  - b. Building facades not facing a street shall have a minimum of 10% of the area as windows.
3. A minimum of 10% of the surface area of each building elevation shall include an architectural offset and/or projection that is a minimum of 2-feet in depth and 2-feet in width. See Figure 119.
4. Rolled and/or torch down roofing shall only be permitted behind a parapet.



Figure 8. Transparent Windows

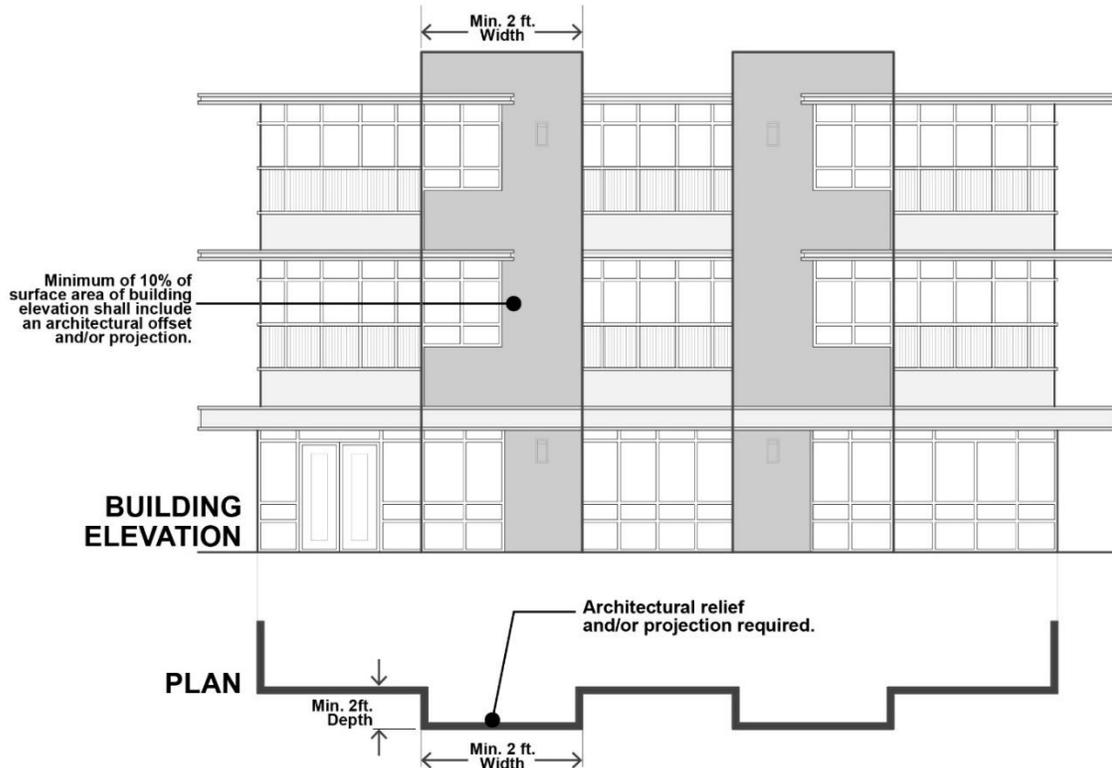


Figure 9. Architectural Relief and/or Projections

E. Lighting.

1. Adequate lighting for pedestrian and vehicular safety and be sufficient to minimize security problems throughout the project, especially along building façades.
2. Pedestrian scaled lighting shall be located on the primary building frontage at a minimum distance of every 30 feet and should emphasize points of entry to buildings, parking, and other access ways to the project. Fixtures shall be placed between 8 and 15 feet above sidewalk elevation and shall not project more than 30 inches from the building façade.

F. Rooftop Screening

1. All mechanical equipment, appurtenances, and access areas shall be intentionally grouped and architecturally screened within fully covered enclosures consistent with the overall composition of the building and shall be architecturally compatible with the building in design type, materials, and colors. Mechanical enclosures shall have a screened or louvered top to improve views from above and to provide required air circulation.

2. Rooftop mechanical equipment shall not be visible from the public right of way or adjacent residential uses. One or more measures shall be implemented to screen equipment:
  - a. Setback equipment 15 feet from all rooftop edges parallel to primary street lot lines.
  - b. New structures shall be designed to provide a screen or other architectural element that is as tall as or taller than the highest point on any mechanical equipment to be located on the roof of the structure.

**Chapter 17.145 COMMERCIAL ZONES**

**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
<b>Commercial Uses</b>						
Adult book store, adult theater, and other adult entertainment activities	X	X	A	A	X	1, 2

	O-P	C-N	C-G	C-R	C-M	Notes
Alternative lending including payday loans, anticipatory loans, and auto title lending, excludes federal or state chartered banks, savings and loans, thrifts, and credit unions	X	X	C	C	X	1, 32, 33
Amusement parks including miniature golf, go-cart tracks, mechanized rides, etc.	X	C	C	C	C	
Animal grooming services	X	P	P	P	X	
Antique sales	X	P	P	P	X	
Appliance repair; large gas and electric appliances including heating and air conditioning systems, parts and supplies	X	X	X	X	P	1
Appliance sales; large gas and electric appliances including heating and air conditioning systems, parts and supplies	X	P	P	P	P	
Appliance sales and repair of small electrical appliances	X	P	P	P	P	1
Art galleries, commercial retail	X	P	P	P	X	
Artist studios and art restoration services	P	P	P	P	P	
Athletic clubs and fitness centers	X	P	P	P	X	28
Auction house	X	X	C	C	P	1
Auto parts and accessories; new parts	X	X	P	P	X	1
Auto parts and accessories; used parts, excludes dismantling	X	X	X	X	P	1, 3
Auto rental including the rental of moving vans, trucks and trailers	X	X	C	X	C	1
Auto sales, including: autos, alternative fuel vehicles, 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

	O-P	C-N	C-G	C-R	C-M	Notes
Auto washing and detailing, full service carwash	X	X	C	X	X	1
Auto washing, self-service carwash	X	C	C	X	X	1
Bail bonds office	P	P	P	P	P	1
Beauty salon, nail salon, barber shop, and day spa	P	P	P	P	X	6
Beauty supply and cosmetics sales	P	P	P	P	X	
Billboard sign	P	P	P	P	P	7
Biomedical office	P	P	P	P	P	
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	

	O-P	C-N	C-G	C-R	C-M	Notes
Contract construction services	X	X	X	X	P	
Convenience market	X	P	P	P	X	8
Custodial and cleaning services including property management and building maintenance with associated vehicle, equipment, and supply storage	X	X	X	X	P	
Dance studio	X	P	P	P	X	
Day care facility	MUP	MUP	MUP	MUP	MUP	
Department store with general retail sales	X	P	P	P	X	
Drive-through service accessory to an authorized land use	S	S	S	S	S	1
Employment services	P	P	P	P	P	
Equipment rental with outdoor storage or display	X	X	C	C	C	1
Equipment rental without outdoor storage or display	X	P	P	P	P	1
Escort service	X	X	P	X	X	3
Fabric store	X	P	P	P	X	
Farmers market	X	Z	Z	Z	X	34
Financial services and institutions	P	P	P	P	X	10
Firearm and ammunition sales, new and resale	X	P	P	P	X	3
Firing ranges, indoor ranges for fire arms or archery	X	X	C	C	C	1
Florist	P	P	P	P	X	
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

	O-P	C-N	C-G	C-R	C-M	Notes
Hardware store, indoor (includes building materials and related services)	X	P	P	P	P	1
Hardware store with outdoor storage or display (includes building materials and related services)	X	X	C	C	C	1
Headquarters office facility	P	X	P	P	P	
Heavy equipment sales including large trucks and tractor-trailer rigs	X	X	X	X	C	
Hobby shop	P	P	P	P	X	
Hotel and motel	X	X	C	C	X	
Household accessories including bedding, linens, kitchen supplies, etc.	X	P	P	P	X	
Kennel	X	X	X	X	C	
Kiosk, booth, 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	

	O-P	C-N	C-G	C-R	C-M	Notes
Marijuana cultivation, delivery, dispensary, manufacturing and storage	X	X	X	X	X	
Modeling agency, talent agencies and entertainment booking services (office only)	P	P	P	P	X	
Motion picture theatre (indoor)	X	X	C	C	X	13
Music lessons conducted indoors	P	P	P	P	X	
Music store including the sale of musical instruments, sheet music, and recorded music	X	P	P	P	X	
Office, administrative, business and professional	P	P	P	P	P	
Office machine sales	X	P	P	P	P	
Optical goods including eye glasses, contact lenses, and eye exams	P	P	P	P	X	
Outdoor dining, accessory to authorized restaurant or cocktail lounge	X	Z	Z	Z	Z	14
Outdoor sales events at existing business developments	T	T	T	T	T	
Parcel delivery and postal services (office only, does not include U.S. Postal Service offices)	P	P	P	P	X	
Pawn shop or pawn broker	X	X	C	C	X	1, 3, 32, 33
Personal storage facility	X	X	C	X	C	15
Pest control services	X	X	X	X	P	
Pet supply stores including pet sales and pet adoption services with accessory indoor veterinary and grooming services	X	P	P	P	X	
Pharmacy	P	P	P	P	X	16
Photocopying and other retail office services for the general public	P	P	P	P	X	
Photographic studio including ancillary photo finishing services	P	P	P	P	X	

	O-P	C-N	C-G	C-R	C-M	Notes
Plant nursery	X	X	P	P	P	1
Pool hall or billiards parlor	X	X	C	C	X	3
Prefabricated storage containers used for short term storage	T	T	T	T	T	
Private security company with watch dogs	X	X	C	C	C	1, 3
Private security company without watch dogs	P	P	P	P	P	
Public assembly	X	X	C	C	C	
Recreational facility	MUP	MUP	MUP	MUP	MUP	
Resource recovery center	X	C	C	C	C	17
Restaurant	P	P	P	P	C	8, 9, 18
Restaurant, take-out only	P	P	P	P	C	19
Restaurant (full-service) with alcoholic beverage production use	P	X	C	C	X	8, 9
Seasonal outdoor businesses such as Christmas tree lots	T	T	T	T	T	
Secondhand merchandise store or kiosk including buying of gold, precious metals, gemstones, jewelry, or electronics	X	X	C	C	X	1, 3, 32, 33
Service and repair of consumer electronics	X	P	P	P	X	
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

	O-P	C-N	C-G	C-R	C-M	Notes
Tailoring, alteration, and sewing services	P	P	P	X	X	
Tattoo and body piercing studio	X	X	P	P	X	1
Thrift or resale shop	X	P	P	P	X	1, 3
Ticket sales office	P	P	P	P	X	
Tobacco and smoke shop, electronic/vapor substance inhalation shop	C	C	C	C	X	1, 20
Tool and equipment repair and sharpening services excluding heavy equipment repair	X	X	P	P	X	1
Trailer and camper sales, non-motorized	X	X	P	X	P	
Travel agency	P	P	P	P	X	
Vehicle storage lot	T	X	T	T	T	
Veterinary and small animal hospital, indoors only	X	X	P	P	P	1
Video sales and rentals including video game sales and rentals	X	P	P	P	X	
Vocational and trade school (conducted indoors)	X	P	P	P	P	9
Vocational and trade school (conducted outdoors)	X	X	X	X	C	9
Volume discount store (including 99¢ and closeout stores)	X	X	P	P	X	1
Watch, clock, and jewelry sales and repair	P	P	P	P	X	
Other similar uses	D	D	D	D	D	21
<b>Light Industrial Uses</b>						
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	

	O-P	C-N	C-G	C-R	C-M	Notes
Laundry services, industrial, including linen, diaper, and uniform cleaning, alteration and repair services	X	X	X	X	P	
Light manufacturing	X	X	X	X	P	
Microbrewery	X	X	C	C	C	35
Printing and publishing services, non-retail and excluding contact with the general public	X	X	P	P	P	
Recycling center for metal, cardboard, glass, e-waste, etc.	X	X	X	X	C	
Scientific and commercial testing laboratories including product research and development	X	X	X	X	P	
Service and repair of light machinery including vending machines, office machines, large household appliances, etc.	X	X	X	X	P	
Service and repair of precision instruments including cameras, optical devices, medical devices and electronic testing equipment	X	X	X	X	P	
Warehousing and distribution	X	X	X	X	P	
Wholesale trade excluding explosives	X	X	X	X	P	
Other similar uses	D	D	D	D	D	21
<b>Transportation, Communication and Utilities</b>						
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

	O-P	C-N	C-G	C-R	C-M	Notes
Solid waste disposal facility	C	C	C	C	C	1
Taxicab terminal	X	X	P	P	P	
Towing services with vehicle storage	X	X	X	X	C	1, 3
Towing services without vehicle storage	X	X	C	X	C	1, 3
Trucking terminal for motor freight including parcel delivery service terminals	X	X	X	X	P	
Utilities, excluding sewage treatment	C	C	C	C	C	
Vehicle storage facility, long term, including lots and structures	X	X	X	X	MUP	1
Wireless communication facilities, freestanding	C	C	C	C	C	23
Wireless communication facilities, architecturally integrated or other stealth design	S	S	S	S	S	23
Other similar uses	D	D	D	D	D	21
<b>Institutional and Charitable Uses</b>						
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	
Low Barrier Navigation Center	P	P	P	P	P	37
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

	O-P	C-N	C-G	C-R	C-M	Notes
Supportive housing	P	P	P	P	P	37
Temporary feeding area	C	C	C	C	C	
Transition service center	X	X	C	C	P	1, 24
Transitional housing	P	P	P	P	P	37
WIC center	P	P	P	P	X	1
Other similar uses	D	D	D	D	D	21
<b>Residential Uses</b>						
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).
37. Only permitted on properties located within the Mixed-Use Overlay Zone

**Chapter 17.150 INDUSTRIAL ZONES**

**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**

	<b>M</b>	<b>Notes</b>
Advertising and public relations office	P	
Agricultural processing, excluding animal slaughtering facility	P	
Aircraft and aviation equipment sales	P	

	<b>M</b>	<b>Notes</b>
Alcoholic beverage production	P	12
Alcoholic beverage production with full-service restaurant	C	13
Automobile storage, sales, delivery, service and repair; including: autos, alternative fuel vehicles, motorcycles, light trucks, and recreational vehicles	P	17
Animal slaughtering facility	C	
Ambulance service	P	1
Ammunition manufacturing	P	2, 14
Amusement park, including miniature golf, go-cart track, mechanized rides, etc.	C	1
Aircraft and flying accessory sales	P	3
Art studio and art restoration service, excluding art galleries	P	
Athletic field and courts	C	
Auction house, indoor	P	
Auction house, outdoor	C	
Auto dismantling, salvage, and junk dealer, including the sale of used auto parts	C	1
Biomedical office	P	
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, also including computer diagnostic automobile services conducted between businesses and not available to the general public	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	

	<b>M</b>	<b>Notes</b>
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
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	

	<b>M</b>	<b>Notes</b>
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	
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

	<b>M</b>	<b>Notes</b>
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	
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
<b>Residential Uses</b>		

	<b>M</b>	<b>Notes</b>
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. Sales, service, and repair activities are limited to sites greater than 20 acres in size; sales, service, and repair shall be incidental in nature and not exceed 15% of total operation.

## **Chapter 17.220 DENSITY BONUS FOR AFFORDABLE HOUSING DEVELOPMENTS**

### **17.220.010 Purposes and General Plan Consistency.**

The public good is served when there exists in a City, housing which is appropriate for the needs of, and affordable to, all members of the public who reside within that City. The City implements the housing element of the General Plan; sections 65915 through 65918 of the California [Government Code](#); and, in accordance with those general regulations, provides incentives to developers for the production of housing affordable to lower income households, moderate income households and senior citizens. The approval process for a density bonus project shall be the same as non-density bonus project with the same number of units.

## **Chapter 17.225 MISCELLANEOUS SPECIAL USES AND REGULATIONS**

### **17.225.180 Transition service centers and *emergency shelters*.**

- A. Transition service centers or *emergency shelters*, as defined in Chapter [17.105](#), may be located on properties in the C-M and M zones, subject to the approval of a site

development plan permit (SDP), and processed in accordance with Chapter [17.65](#) and the following requirements. Transition service centers or *emergency shelters* may be located in the C-G and C-R zones, subject to the approval of a conditional use permit (CUP).

B. The following development standards and operational procedures shall be applicable in the review of an SDP or CUP proposed for a transition service center or an *emergency shelter*—either temporary or permanent.

1. Development Standards.

- a. A detailed site plan shall be submitted to the department of community development and accepted for review upon a determination that the application is complete, including the payment of the applicable processing fee.
- b. The applicant shall submit a detailed operation plan. The operation plan shall include, but not be limited to, the maximum client occupancy consistent with applicable building and fire codes; the number of case managers and security personnel; the hours of operation; and a description of all case management programs and their objectives.
- c. The applicant shall submit an exterior lighting plan in accordance with Section [17.130.150](#).
- d. The plan shall reflect sufficient off-street parking spaces to accommodate support staff only.
- e. All activities, except outdoor recreational activities, shall be conducted totally within an enclosed building or other structures in compliance with applicable fire and building codes.
- f. Other development standards as determined through the review process.

2. Operation Procedures.

- a. All clients must be referred to the center/*shelter* by a recognized social service agency. No drop-in clients will be accepted.
- b. No clients under the influence of or in possession of illegal drugs, drug paraphernalia, alcohol or weapons will be accepted.
- c. All clients shall comply with the center/*shelter* behavioral rules at all times. Failure to comply may result in expulsion from the center/*shelter*.
- d. No loitering, sleeping or camping shall be permitted outside the center/*shelter* or on any adjacent properties in violation of the El Cajon Municipal Code.

- e. All clients shall participate in case management programs presented by the *shelter*/center or any affiliated social service agency or service provider.
- f. Other operational procedures as determined through the review process.

**17.225.050 Home occupations.**

Home occupation means an occupation lawfully conducted within a dwelling by an inhabitant of such dwelling. A home occupation shall meet each of the requirements set forth in subsections (A) through (J) of this section, unless otherwise excepted by subsection (K), and further shall be subject to subsections (L) and (N) of this section.

- A. One for which no customer comes to the dwelling to receive the service or merchandise offered by the home occupation;
- B. One for which no employees other than inhabitants of the dwelling work at or come to the dwelling;
- C. One for which no sign or other advertising is displayed;
- D. One in which no merchandise, equipment or materials are kept or stored at the dwelling or outside the dwelling, except those necessary to maintain an office;
- E. One for which the required garage, carport or parking space for the dwelling is not converted for use in any way by the home occupation to preclude its use for parking;
- F. One in which there is no alteration of the residential character of the premises;
- G. One for which all contacts with customers or clients take place on-site only by mail, telephone, or electronic media, such as a computer and/or facsimile machine, or entirely off-site;
- H. One in which any equipment necessary to perform the home occupation on the premises must be kept in a pickup truck or van with a maximum capacity of one (1) ton or a trailer that can be towed by a truck or van;
- I. One which does not create a nuisance by reason of noise, dust, odor, vibration, fumes, smoke, electrical interference or similar conflicts with compatibility; and
- J. One for which a valid business license is obtained and annually renewed.
- K. Notwithstanding the above, any home occupation conducted by a disabled person or by a person for therapy and not deemed detrimental to the subject area may be permitted, provided the applicant's claim for handicap or therapy is supported by a written statement by a licensed medical doctor.
- L. Notwithstanding the above, a cottage food operation may be permitted to allow for the production and sale of cottage food products. A cottage food operator must obtain and

maintain required permits from the County Department of Environmental Health in order to operate a cottage food home occupation business.

- M. Notwithstanding the above, special training and schooling may be permitted for indoor activities only. Customers are limited to a single student or family per session for activities such as music lessons and/or academic tutoring,
- N. Notwithstanding the above, any home occupation may be revoked by the director of community development upon the violation of any requirements of this title or any conditions of approval, unless the violation is corrected within five days of giving written notice thereof.
- O. Any decision of the director may be appealed to the planning commission for review pursuant to Chapter [17.30](#).

**17.225.185 *Emergency housing pilot project.***

*Emergency housing* units may be allowed on properties in residential zones including the MU Overlay (mixed use) zone, subject to the approval of an Administrative Zoning Permit (AZP), and processed in accordance with Chapter [17.40](#) and the following requirements, and subject to the following criteria.

A. Definitions.

- 1. *Emergency housing* unit. An *emergency housing* unit means either a unit on wheels as defined in section [17.225.185](#) (B)(4)(a), or as an *emergency* sleeping cabin as defined in El Cajon Municipal Code section [15.04.105](#) and the [California Building Code](#). This does not include tents, membrane structures, mobile homes, or recreational vehicles.
- 2. Non-governmental institutional use. A non-governmental institutional use means a use dedicated to serving the community through social, health, cultural, and religious means.

B. Development Standards.

- 1. Property shall be a minimum of one and one half (1.5) acres and front on a primary or secondary thoroughfare as shown on the City's General Plan map.
- 2. Primary use of the property shall be a non-governmental institutional use as defined in section [17.225.185](#) (A)(2).
- 3. *Housing* units shall meet the underlying zone's primary setbacks and be separated from each other by a minimum of six (6) feet.
- 4. *Housing* units may be allowed in two forms: on wheels or standard construction as defined in the [California Building Code](#) and El Cajon Municipal Code section [15.04.105](#). In either case, there shall be no more than six (6) units on the subject property.

- a. On wheels standards.
    - i. Licensed and registered with the California Department of Motor Vehicles and meets American National Standards Institute (ANSI) 119.2 or 119.5 requirements;
    - ii. Towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection. Cannot (and is designed not to) move under its own power (no RVs);
    - iii. No larger than allowed by California State Law for movement on public highways;
    - iv. Has at least seventy (70) square feet of first floor interior living space; and
    - v. Has basic functional areas that support normal daily routines such as cooking, sleeping, and lavatory if lavatories are not provided on the subject property in accordance with the operational standards in this section.
  - b. Standard construction shall be subject to the [California Building Code](#) and El Cajon Municipal Code section [15.04.105](#), except there shall be no use of generators for electricity.
  - c. A detailed management plan shall be required and included with the Administrative Zoning Permit application. The plan shall include, but not be limited to, the number of case managers and security personnel; the hours of operation; resident screening procedures; on-site supportive services; cleaning protocols; rules; property management; and a description of all case management programs and their objectives.
  - d. Sufficient off-street parking spaces shall be provided to accommodate the primary use and the *emergency housing* operation.
  - e. All activities, except outdoor recreational activities, shall be conducted totally within an enclosed building or other structures in compliance with applicable fire and building codes.
  - f. Other development standards may be required as determined through the review process.
5. Operational Standards.
- a. Occupants of any *emergency* units shall be limited to homeless individuals in El Cajon and recognized as such by San Diego County Health Services or organizations providing homeless prevention and assistance services.
  - b. Occupant's length of stay shall not exceed ninety (90) days.

- c. On-site security shall be provided on a twenty-four (24) hours a day, seven (7) days a week, basis.
  - d. All residents and visitors must check in with on-site security to access the site.
  - e. Services will be designed to provide basic needs including shelter, sanitation, food, case management and wrap around services, restrooms, and showers facilities, all of which shall be operated by an organization experienced with providing such services.
  - f. There shall be no unauthorized loitering, sleeping or camping on the subject property or on any adjacent properties in violation of the El Cajon Municipal Code.
- C. This pilot project shall sunset on December 31, 2024, unless extended by the City Council after holding a public hearing in accordance with the El Cajon Municipal Code and governing state statutes. Once this ordinance sunsets, all *emergency housing* operations shall cease and all *housings* units shall be removed within sixty (60) days.

## **Chapter 17.265 DEVELOPMENT AGREEMENTS**

### **Section 17.265.010 Citation and authority.**

This chapter is enacted pursuant to Title 2.5 of Chapter 4 of Division 1 of Title 7 of the Government Code, section 65864 *et seq.* This division is adopted to supplement existing provisions of the El Cajon Municipal Code and may be cited as the "Development Agreement Ordinance of the City of El Cajon."

### **Section 17.265.020 Purpose.**

The purpose of this chapter is to strengthen the public planning process, encourage private participation and comprehensive planning, and reduce the economic costs of development by providing an option to the city and developers to enter into development agreements. This division is intended as an alternate process to accommodate major and unique developments for residential, commercial, professional, or other similar activities, including combinations of uses and modified development standards, which would create a desirable, functional, and community environment under controlled conditions of a development plan. This division is further intended to provide assurances to a land developer which will reduce the economic risks of a project while providing the city with a flexible means of promoting comprehensive planning and orderly development.

### **Section 17.265.030 Applicability.**

The procedures and requirements set forth in this chapter shall provide the specific regulations and development standards for any development agreements proposed by developers and entered into by the city council under the authority vested in the city council pursuant to

section 17.265.010 and may be in lieu of other procedures specified or required in other provisions of this title.

**Section 17.265.040 Application.**

- A. The director shall prescribe the form of each application, notice, and documents provided for or required under this chapter for the preparation and implementation of development agreements.
- B. The director may require an applicant to submit such information and supporting data as the director considers necessary to process the application.

**Section 17.265.050 Fees.**

Prior to the time an application for a development agreement is determined to be complete and accepted for processing, the applicant shall pay to the city such fees as provided in the city's current fee resolution.

**Section 17.265.060 Applicant and other parties.**

- A. Only a qualified applicant may file an application to enter into a development agreement. A qualified applicant is a person who has legal or equitable interest in the real property which is the subject of the development agreement, or authorized agent of such person. The director may require an applicant to submit proof of the applicant's interest in the real property and of the authority of an agent to act for the applicant.
- B. In addition to the City of El Cajon and the property owner, any federal, state, or local governmental agency or body, including the El Cajon Housing Authority, and any other private party may be included as a party to any development agreement.

**Section 17.265.070 Proposed terms of agreement.**

Each application shall be accompanied by a description of the proposed parties and the general terms and conditions proposed by the applicant to be contained in the development agreement.

**Section 17.265.080 Review of application.**

The director shall endorse on the application the date the application is received. The director shall review the application and may reject it if it is incomplete or inaccurate for processing. If the director finds that the application is complete, the director shall accept it for filing. The director shall review the application and determine the additional requirements necessary to complete the agreement. After the required information is received, a staff report and recommendation shall be prepared. The staff report shall state whether or not the agreement as proposed or in an amended form would be consistent with the general plan and any applicable specific plan.

**Section 17.265.090 Contents of development agreement.**

Each development agreement shall be prepared under the direction and supervision of the director and approved as to form by the city attorney. Each development agreement shall contain the following minimum provisions:

- A. Duration of agreement;
- B. Permitted and conditional uses;
- C. Density or intensity of uses;
- D. Location of uses;
- E. Provisions for reservation, dedication, and improvement of land for public purposes;
- F. Rules, regulations, policies, and detailed design of physical improvements, governing property development standards, and public improvement standards;
- G. Conditions, terms, restrictions, and requirements for subsequent discretionary action, provided that such conditions, terms, restrictions, and requirements for subsequent discretionary actions shall not prevent development of the land for the uses and to the density or intensity of development set forth in the agreement;
- H. Commencement and completion dates;
- I. Performance security as may be required; and
- J. An appeal process for resolution of any interpretation disputes.

**Section 17.265.100 Notice.**

The director shall give notice of intention to consider adoption of a development agreement and of any other public hearing required by law or this chapter according to the provisions of this section.

- A. The form of the notice of intention to consider adoption of development agreement shall contain:
  - 1. The time and place of the hearing;
  - 2. A general explanation of the matter to be considered including a general description of the area affected; and
  - 3. Other information required by specific provisions of these regulations or which the director considers necessary or desirable.
- B. The notice shall published at least once in a newspaper of general circulation in the City of El Cajon. The notice shall also be mailed to all persons shown on the last equalized

assessment role as owning real property and occupants within 300 feet of the property which is the subject of the proposed development agreement.

- C. The notice requirements referred to in this section are declaratory of existing law (Government Code section 65867). The provisions of Government Code sections 65854, 65854.5, and 65856 are incorporated by reference as a part of this section. If state law prescribes a different notice requirement, notice shall be given in that manner.
- D. The failure of any person entitled to notice required by law shall not affect the authority of the City of El Cajon to enter into a development agreement.

**Section 17.265.110 Rules governing conduct of hearing.**

The public hearing shall be conducted in accordance with the procedural standards prescribed in this title for the conduct of zoning hearings. Each person interested in the matter shall be given an opportunity to be heard. The applicant shall have the burden of proof at the public hearing on the proposed development agreement.

**Section 17.265.120 Irregularity in proceedings.**

No action, inaction, or recommendation regarding the proposed development agreement shall be held void or invalid or be set aside by a court by reason of any error, irregularity, informality, neglect, or omission as to any matter pertaining to petition, application, notice, finding, record, hearing, report, recommendation, or any matters of procedure whatever unless after an examination of the entire case, including the evidence, the court is of the opinion that the error complained of was prejudicial and that by reason of the error the complaining party sustained and suffered substantial injury, and that a different result would have been probable if the error had not occurred or existed. There is no presumption that error is prejudicial or that injury resulted in error or is shown.

**Section 17.265.130 Determination by commission.**

- A. Within 30 days of completion of an environmental impact report, negative declaration (with or without mitigation), or other required environmental review, or within 90 days of the date the application is accepted as complete, whichever date is later, the commission shall hear and consider the proposed development agreement.
- B. The commission shall, at the conclusion of the hearing, recommend to the city council approval, disapproval, or modification of the proposed development agreement. Such recommendation shall include specific regulations, if applicable, to be applied to the proposed project, including but not limited to, the following:
  - 1. Permitted uses;
  - 2. Conditional uses;

3. Property development regulations;
4. Public improvement standards;
5. Special requirements where applicable; and
6. Development plan and schedule.

**Section 17.265.140 Decision by city council.**

- A. Within 30 days of the commission action on a proposed development agreement, a public hearing shall be set by the city clerk, noticed in accordance with section 17.265.100, and held by the city council. After the city council completes its public hearing, it may accept or disapprove the recommendation of the commission. The city council shall refer matters not previously considered by the commission during its hearing and any proposed modifications to the development agreement back to the commission for report and recommendation. The commission may, but need not, hold a public hearing on matters referred back to it by the city council.
- B. The city council may not approve the development agreement unless it finds that the provisions of the agreement are consistent with the general plan and any applicable specific plan.
- C. If the city council approves the development agreement, it shall do so by the adoption of an ordinance. After the ordinance approving the development takes effect, the city council may enter into the agreement.

**Section 17.265.150 Additional use of development agreements.**

- A. The director, in the director's discretion, or the commission or the city council, in its discretion, may approve the use of a development agreement as a method of implementing any discretionary approval authorized in this title, including, but not limited to, the following:
  1. Zone map amendments;
  2. Issuance of a conditional use permit;
  3. Conditions imposed upon approval of a variance;
  4. Conditions imposed upon approval of site plan review;
  5. Conditions imposed in connection with the adoption of any specific plan;
  6. Conditions imposed upon any subdivision; and

7. Mitigation measures imposed upon a project after approval of an environmental impact report or a negative declaration in which such mitigation measures have been proposed as a mechanism for eliminating or reducing environmental impacts.
- B. The processing, review, and approval of a development agreement authorized or required pursuant to the provisions of this section shall be processed, reviewed, and approved concurrently with the specific discretionary entitlement or review process applicable to the project which would be subject to such development agreement. Development agreements authorized or required pursuant to this section need not be processed pursuant to the provisions of this title.

**Section 17.265.160 Amendment and cancellation of agreement by mutual consent.**

The procedure for proposing and adopting an amendment to or canceling, in whole or in part of the development agreement is the same as the procedure for entering into an agreement in the first instance.

**Section 17.265.170 Recordation of development agreement, amendment, or cancellation.**

- A. Within ten (10) days after the development agreement has been executed and has become binding on the city, the city clerk shall have the agreement recorded with the County Recorder.
- B. If the parties to the agreement or their successors in interest amend or cancel the agreement as provided in Government Code section [65868](#), or if the city council terminates or modifies the agreement as provided in Government Code section 65865.1 for failure of the applicant to comply in good faith with the terms or conditions of the agreement, the city clerk shall have notice of such action recorded with the County Recorder.

**Section 17.265.180 Periodic review.**

- A. The director shall review the compliance by the property owner under the development agreement every 12 months from the date the agreement is entered into.
- B. If the director finds substantial evidence that the property owner under the development agreement has not complied in good faith with the terms and conditions of the development agreement the director shall set a public hearing before the commission, noticed in accordance with section 17.265.100, at which the property owner must demonstrate good faith compliance with the terms of the development agreement. The burden of proof of compliance by the property owner is upon the property owner.
- C. The commission shall determine upon the basis of substantial evidence whether or not the property owner has, for the period under review, complied in good faith with the terms and conditions of the development agreement.

**Section 17.265.190 Procedure upon findings.**

- A. If the director after the director's review, or the commission after a hearing, determines that the property owner has complied in good faith with the terms and conditions of the agreement during the period under review, the review for that period is concluded.
- B. If the commission after a hearing determines on the basis of substantial evidence that the property owner has not complied in good faith with the terms and conditions of the agreement during the period under review, the commission shall forward its recommendation to the city council and the city council may modify or terminate the agreement.

**Section 17.265.200 Modification or termination.**

- A. Within 30 days of receipt of the commission's findings and determinations regarding compliance with the development agreement, a public hearing shall be set by the city clerk, noticed in accordance with section 17.265.100, and held by the city council. The notice shall contain:
  - 1. The time and place of the hearing;
  - 2. A statement as to whether the city proposes to terminate or to modify the development agreement;
  - 3. Other information which the city considers necessary to inform the property owner of the nature of the proceedings.
- B. At the time and place set for the hearing on modification or termination, the property owner shall be given an opportunity to be heard. The city council may refer the matter back to the commission for further proceedings or for report and recommendation. The city council may impose such conditions as it considers necessary to protect the interest of the city. The decision of the city council shall be final.

**Section 17.265.210 Enforcement.**

Unless amended or canceled, a development agreement shall be enforceable by any party thereto notwithstanding any change in any applicable general or specific plan, zoning, subdivision, or building regulation (not including Title 15 of this Code), adopted by the city council which may otherwise alter or amend the rules, regulations, or policies specified in such development agreement.

**Exhibit B**

**Zoning Code Amendment No. ZCA-2022-0002**

Proposed Strikethrough Changes

## 17.105.020 Definitions.

“Alternative Fuel Vehicle” means plug-in electric vehicles, natural gas vehicles, fuel cell electric vehicles, or similar vehicles that do not require gasoline to operate.

“Biomedical Office” means medical, technological, or biological research, analysis, and production, and excluding any research or analysis of cannabis or related products and derivatives.

“Development agreement” means an agreement between the city and an applicant for a development project that provides assurances to the applicant, upon approval of the project, that the project may be developed in accordance with those policies, rules, and regulations, and conditions of approval, existing or imposed at the time of city approval, subject to the terms of the agreement. The development agreement may include provisions where the applicant is reimbursed over time for financing public facilities required by the city at the time of project approval.

**“Dwelling unit, accessory”** means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is situated. An accessory dwelling unit also includes the following: (a) An efficiency unit, as defined in section 17.958.1 of [Health and Safety Code](#); and (b) A manufactured home, as defined in section 18007 of the [Health and Safety Code](#).

“High Quality Transit Corridor” as defined in section 21155 of the Public Resources Code means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

“Low Barrier Navigation Center” means a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

“Major Transit Stop” as defined by section 21064 of the Public Resources Code means a site containing any of the following:

1. An existing rail or bus rapid transit station.
2. A ferry terminal served by either a bus or rail transit service.
3. The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

## Chapter 17.135 M-U (Mixed Use) Overlay Zone

### 17.135.045 Design Review.

Additional design criteria for mixed use developments can be found in Chapter 17.135.120 Mixed Use Overlay Zone Design Standards.

Projects of 50 residential units or more shall be reviewed by the Planning Commission for conformance with the Architectural Guidelines of Chapter 17.180 and any other applicable design policies or standards. ~~(Ord. 5068 § 6, 2017)~~

### 17.135.070 Development Standards.

Development standards shall be those identified as applicable to all new, redeveloped, or expanded development projects:

- A. Lot requirements: There is no minimum lot requirement for commercial, residential mixed-use and residential only projects with a density of up to 40 dwelling units per acre. However, the minimum lot requirement for residential mixed-use and residential only projects with a density above 40 units per acre is 1.5 acres.
- B. Building height: Maximum building height shall be 45 feet, except for structures within 100 feet of an adjacent single-family residential zone shall be limited to a height of 35 feet. The distance shall be measured from the proposed building façade to the nearest residential building.
- C. Floor-to-ceiling height: All commercial floor space provided on the ground floor of a mixed-use building must have a minimum floor-to-ceiling height of 15 feet.
- D. Setbacks:
  1. The entire building façade must abut front and street side property lines or be located within 10 feet of such property lines.
    - a. Commercial only developments shall provide for ~~and residential mixed-use developments are encouraged to accommodate~~ recessed store fronts, forecourts, plazas, outdoor dining areas, or other building frontage articulations.-
    - ~~b. Residential developments shall provide a residential edge which may be articulated with individual entries, stoops, porches, balconies, overhangs and other architectural devices that articulate the façade.~~
  2. No interior side setbacks are required, except when the proposed development abuts R-zoned property, in which case the minimum side setback shall be the same as required for a residential use on the abutting R-zoned lot.

3. The rear yard setback is not required except when abutting R-zoned property, in which case a minimum 10-foot rear yard setback shall be required.

~~E. Ground-Floor Transparency.~~

- ~~1. Non-residential developments: A minimum of 60 percent of the street-facing building façade between two feet and eight feet in height must be comprised of clear windows that allow views of indoor space or product display areas.~~
- ~~2. Residential only developments: A minimum of 25 percent of each street-facing residential unit shall be comprised of clear, non-reflective windows.~~

~~FE. Open space/recreation area: In a residential mixed-use or residential only development, a minimum of 225 square feet per unit of combined private and common recreational open space shall be provided. A common active recreational amenity shall be provided as follows. ~~The type of required recreational/open space shall be determined as part of the project review process.~~~~

- ~~1. A minimum of 36 square feet is required for each dwelling unit.~~
- ~~2. The common space may contain active or passive areas and a combination of hardscape and landscape features.~~
- ~~3. A minimum of 10 percent of the common outdoor open space shall be landscaped.~~
- ~~4. All common open space on the premises, including recreational facilities, shall be accessible to all occupants and be physically connected to other common open space areas on the premises.~~
- ~~5. Amenities, such as tables, benches, trees, shrubs, planter boxes, garden plots, pet areas, spas, pools, play areas, plazas, roof-top patios, picnic areas, and open recreational facilities may be counted as common space.~~

~~GF. Trash and Recycling: Refer to section17.130.160 for general requirements.~~

~~HG. Residential:~~

1. Residential disclosures: All planning permit applications for residential only or residential mixed use shall include a condition of approval for disclosure to residents clearly outlining the issues associated with living in a mixed-use environment. The language for this disclosure shall be as specified by the director of community development. Copies of each signed disclosure shall be made available for review upon written request by the city.

2. Notice of Airport in Vicinity: For projects within the Gillespie Field Airport Overflight Notification Area the disclosure shall also include additional wording regarding proximity to Gillespie Field Airport, pursuant to section 11010 of the Business and Professions Code, as follows: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. ~~(Ord. 5068 § 6, 2017)~~

### **17.135.080 Parking.**

- A. Parking: Refer to Chapter 17.185 for general parking and circulation requirements.
- B. A residential project or residential component of a mixed-use project shall comply with the parking requirements of the RM-HR zone.
- C. In a mixed-use project, parking shall be provided separately for each use unless it is determined that a shared parking arrangement would be beneficial and is substantiated by a parking and use analysis. A shared parking plan shall be provided that indicates how the parking will be managed.
- D. Parking Location.
  1. ~~Off-Street Parking parking shall be located to the rear or interior side of the building and not along any public street frontage not between the building frontage and the primary or secondary street. See Figure 1.~~
  2. ~~At grade, off-street parking shall not be visible from the primary or secondary street frontage and shall be screened with landscaping, wrapped buildings, or an architectural screen so they are not visible from the public right-of-way except for access and driveways. Wayfinding signage directing pedestrian and vehicular traffic to parking facilities is required. (Ord. 5068 § 6, 2017)~~
  3. ~~Landscaped areas in surface parking lots shall be provided as a percentage of the total area of the surface parking lot, including stalls and drive aisles, as follows:~~
    - a. ~~10 to 20 spaces: a minimum of 5%.~~
    - b. ~~More than 20 spaces: a minimum of 10%.~~
  4. ~~A minimum of one (1) vertical wayfinding sign visible from the pedestrian right-of-way shall be located at the building façade within 15-feet of the sidewalk~~

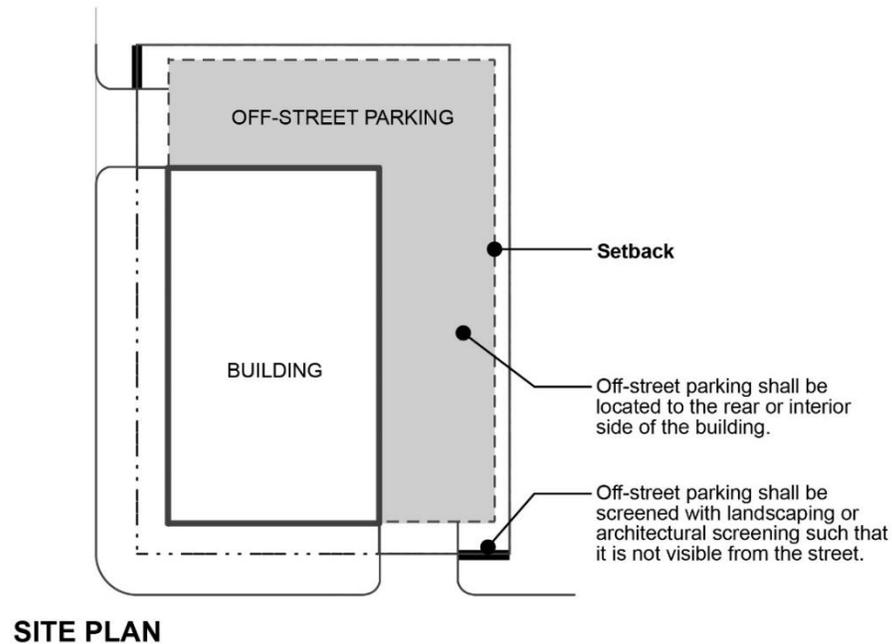


Figure 1. Off-Street Parking

**17.135.090 On-site lighting.**

An on-site lighting plan shall be required for all new or expanded developments. The lighting plan shall include the following three components:

- A. Safety: The plan shall provide adequate lighting for pedestrian and vehicular safety and be sufficient to minimize security problems throughout the project, especially along building façades. Pedestrian scaled lighting shall be located on the building frontage a minimum of every 30 feet and should emphasize buildings, parking and other points of entry into the project. Fixtures shall be placed between 8 and 15 feet above sidewalk elevation and shall not project more than 30 inches from the façade.
- B. Architectural: The plan shall incorporate lighting elements in concert with the overall project theme.
- C. Special: The plan may incorporate lighting for celebratory, seasonal and/or holiday lightings that occur on holidays and/or special event days. Lighted attachments with color scenarios are encouraged in commercial and active use areas. ~~(Ord. 5018 § 37, 2015)~~

**17.135.100 Rooftop Screening.**

All mechanical equipment, appurtenances, and access areas shall be intentionally grouped and architecturally screened within fully covered enclosures consistent with the overall composition of the building and shall be architecturally compatible with the building in design type,

materials, and colors. Mechanical enclosures shall have a screened or louvered top to improve views from above and to provide required air circulation. (~~Ord. 5018 § 37, 2015~~)

Rooftop mechanical equipment shall not be visible from the public right of way or adjacent residential uses. One or more measures shall be implemented to screen equipment:

A. Setback equipment 15 feet from all rooftop edges parallel to primary street lot lines.

B. New structures shall be designed to provide a screen or other architectural element that is as tall as or taller than the highest point on any mechanical equipment to be located on the roof of the structure.

### **17.135.120 Design Standards.**

#### **A. Definitions**

1. Building Frontage: The exterior wall of a building facing a line of the lot.
2. Façade: Any exterior wall surface of a building that encloses the interior of the building.
3. Primary Building Frontage: The exterior wall of a building facing a line of the lot along the primary street. In the case of a corner lot, the primary building frontage could be on either street.
4. Primary Entrance: The entrance leading to a lobby, individual units, or commercial use and accessed from the primary building frontage.

#### **B. Building Configuration**

1. The primary building frontage shall face the primary street.
2. A minimum of one primary entrance shall be provided for each building and open onto a sidewalk or other public space.
3. For corner lots, primary entrances from both the primary street and secondary street building frontages are permitted and encouraged.

#### **C. Visual Interest**

1. All structures must incorporate a variation in building materials, whereas a minimum of three (3) materials is provided.
2. A minimum of 20% of the surface area of each building elevation shall include an architectural offset or projection that is a minimum of 2-feet in depth and 2-feet in width. See Figure 2.

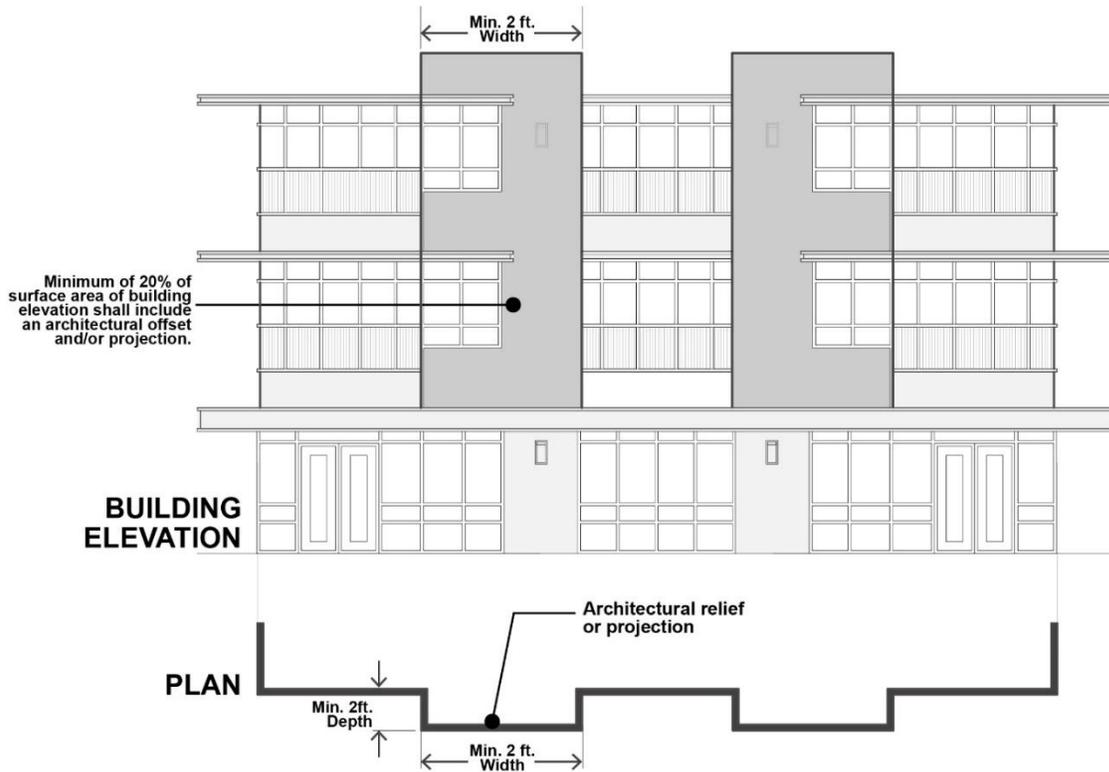


Figure 2. Architectural Reliefs or Projections

D. Ground Floor Transparency:

1. Non-residential: A minimum of 60 percent of the street-facing building façade between two feet and eight feet in height must be comprised of clear windows that allow views of indoor space or product display areas. See Figure 3.
2. Residential only developments: A minimum of 25 percent of each street-facing residential unit shall be comprised of clear, non-reflective windows.

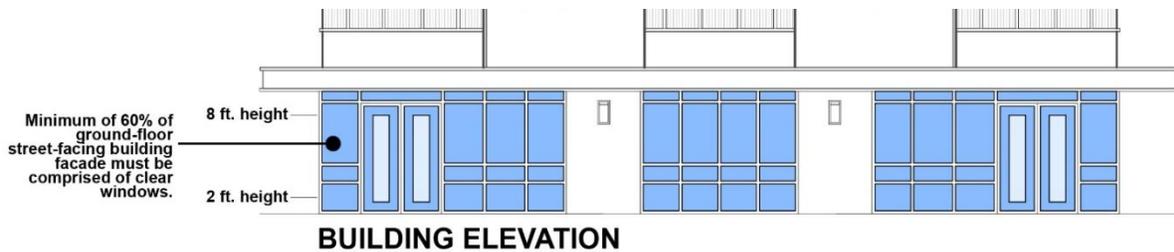


Figure 3. Ground-Floor Transparent Windows

E. Upper Floor Transparency:

1. A minimum of 30% of the street facing building facade shall be transparent.
2. A minimum of 20% of the building facade not facing a street shall be transparent.

F. Rolled and/or torch down roofing shall only be permitted behind a parapet.

G. Frontage Activation

1. All ground floor residential units along the primary building frontage shall include an enhanced entry that creates an aesthetic transition between the public and private realm. A minimum of 25 square feet in floor area shall be provided for the enhanced entry. Façade enhancements shall include but are not limited to stoops, porches, patios, balconies (See Figure 4). Enhanced entries include the following elements or other similar elements of comparable size.

a. Stoops that meet the following criteria:

- i. Stoop entry landings shall be a minimum 5 feet in length and 5 feet in width.
- ii. Each stoop shall provide entry access for a maximum of two units.

b. Porches that meet the following criteria:

- i. Porches shall provide entry access for a maximum of one unit
- ii. Porches shall be a minimum of 6-feet in length and 6-feet in width.

c. Patios that meet the following criteria:

- i. Patio entries may serve up to two units.
- ii. Patios shall at least 5-feet in length and 5-feet in width.

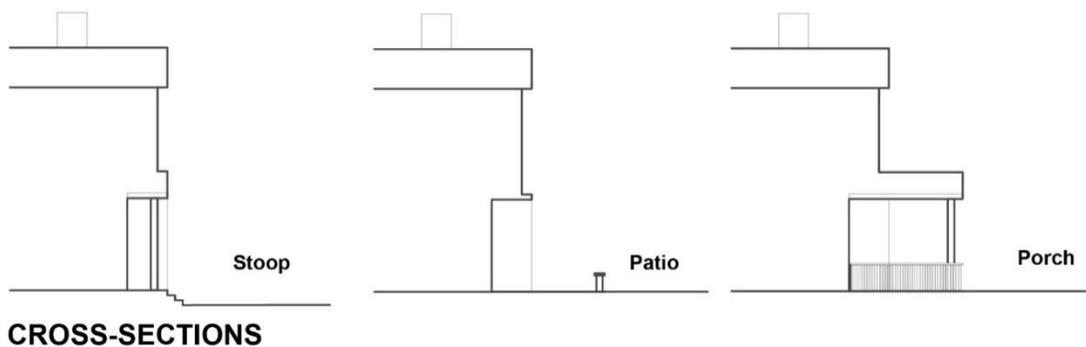


Figure 4. Façade Enhancements.

2. All buildings and building facades that front a public street (primary and secondary), public right-of-way, or private drive shall provide a minimum of two of the activation features selected from Table 17.135.120 Frontage Activation Elements.

**Table 17.135.120. Frontage Activation Elements**

<u>Element</u>	<u>Minimum of Building Frontage</u>	<u>Element Min. Width</u>	<u>Element Min. Depth</u>
<u>Recessed storefront entries</u>	<u>None.</u>		
<u>Porches, Patios, and/or Stoops</u>	<u>None.</u>	<u>Refer to Chapter 17.135.120(A).</u>	
<u>Balconies</u>	<u>30% of the building façade or one for every 30 feet of frontage.</u>	<u>4 feet</u>	<u>6 feet</u>
<u>Arcades, Colonnades or Galleries</u>	<u>30% of the building façade</u>	<u>20 feet</u>	<u>10 feet</u>
<u>Awning, Canopy, Marquee, Sunshade or Trellis</u>	<u>50% of the building façade at the ground level.</u> <u>15% for upper floor building facades</u>	<u>2 feet</u>	<u>2 feet</u>
<u>Roll up or Large Opening Doors</u>	<u>None. Subject to transparency requirements.</u>	<u>5 feet</u>	<u>N/A</u>

**Chapter 17.140 RESIDENTIAL ZONES**

**17.140.065 Urban lot splits.**

**A. Urban lot splits generally.**

1. Purpose and Intent. The purpose of this section is to provide regulations for urban lot split parcel maps in single-family residential zones in accordance with Government Code section 66411.7, or any successor statute. The intent of this section is to provide objective standards for the orderly development of urban lot splits.
2. An “urban lot split” means the subdivision of an existing, legally subdivided lot into two lots in accordance with the requirements of this section and located within the O-S, RS-40, RS-20, RS-14, RS-9, or RS-6 zones.
3. An application for an urban lot split parcel map shall be considered ministerially, without discretionary review or a hearing, if it meets all of the standards in this section.
4. No person shall create an urban lot split subdivision except by the filing of a parcel map approved pursuant to the Subdivision Map Act.

5. One of the parcels created by an urban lot split shall not be less than forty percent of the area of the original parcel before subdivision and shall be no less than one thousand two hundred square feet.
  6. An urban lot split shall be prohibited in each of the following circumstances:
    - a. The parcel contains a designated historic landmark or is on the State Historic Resources Inventory, or is within a designated historic district.
    - b. The urban lot split would require demolition or alteration of any of the following:
      - i. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
      - ii. Housing that has been occupied by a tenant in the last three years.
    - c. The parcel was created by prior urban lot split as provided by this section.
    - d. The owner of the parcel or any person acting in concert with the owner of the parcel has previously subdivided an adjacent parcel utilizing the urban lot split process.
    - e. The parcel does not satisfy the requirements specified in subparagraphs (B) through (K), inclusive, of paragraph (6) of subdivision (a) of Government Code section 65913.4 regarding prime farmland, wetlands, fire hazard severity zones, earthquake faults, flood hazards, conservation easements, and habitat for protected species.
  7. Parcels created by an urban lot split shall be limited to only residential uses.
  8. Notwithstanding any other provision, regulation, or standard, the development of at least two units of a minimum of eight hundred square feet shall not be precluded on each lot of a parcel otherwise eligible for an urban lot split.
  9. Prior to recordation of the urban lot split parcel map, an applicant, except a community land trust or qualified nonprofit corporation, for an urban lot split shall sign an affidavit that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of approval of the urban lot split.
  10. Prior to recordation of the urban lot split parcel map, the City shall cause to be recorded a Notice of Restriction against the property, of a form and content satisfactory to the director of community development and city attorney. The Notice of Restriction shall require that the use and development of the property be in accordance with this section, and to notify future owners of the restrictions on rental terms and the restrictions on the number of dwelling units permitted.
- B. Application and approval of an urban lot split
1. The subdivider applying for an urban lot split shall file the following material with the Community Development Director.
    - a. A fee determined by city council resolution.
    - b. Urban lot split parcel map copies in the quantity to be specified by the director of community development.
    - c. A grading plan may be required if grading activities exceed the thresholds contained in section 15.64.020 of this code.

d. An urban lot split parcel map shall be acceptable only with the written consent of all parties having any record title interest in the real property to be subdivided.

2. The Community Development Director is directed to:

a. Obtain the recommendations of the building official, and fire marshal with respect to the design and the kind, nature and extent of the required improvements. Such recommendations shall be in writing and a copy shall be furnished to the subdivider before any action on an urban lot split map.

b. Prescribe the kind, nature and extent of the improvements to be constructed or installed in or to serve the subdivision for which an urban lot split parcel map is filed, and to establish agreements with the subdivider regarding the time when such improvements shall be required.

c. Approve, conditionally approve or disapprove urban lot split parcel maps filed pursuant to this section.

d. Extend the time at which an urban lot split parcel map expires. Such an extension shall not exceed twelve months at any one time nor shall the aggregate of all extensions equal more than twenty-four months.

e. Certify each urban lot split parcel map in accordance with this title.

3. An urban lot-split may be denied if the building official makes a written finding, based on a preponderance of the evidence, that the proposed urban lot split would have a specific, adverse impact as defined and determined in Government Code section 65589.5(d)(2), upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate the specific, adverse impact.

4. An urban lot split parcel map shall be disapproved for failure to meet or perform any of the requirements or conditions imposed by this section or the Subdivision Map Act, and city of El Cajon ordinances enacted pursuant thereto.

5. After the approval by the city of an urban lot split parcel map, the city shall transmit the map the county recorder.

C. Requirements for urban lot splits.

1. An urban lot split parcel map must be prepared in full compliance with the objective standards of the Subdivision Map Act and this Title.

2. Easements sufficient to permit installation and maintenance of publicly maintained storm drainage facilities, sewerage, street lighting, and other public utilities shall be provided and shall be shown on the map.

3. Each lot shall have access to a dedicated street or a street offered for dedication provided that access to the lot to be subdivided may be effected by a private road easement.

a. The minimum width of an easement with vehicle access, shall be:

i. Sixteen feet for an easement serving a one-family dwelling, or

ii. Twenty-two feet for an easement serving two or more family dwelling units.

b. Emergency vehicular access shall be provided to all lots in accordance with the California Fire Code. Turnaround areas may be required.

- c. The minimum width of an easement for pedestrian access only shall be five feet, as long as the lot depth does not exceed 150 ft. from the dedicated street, otherwise vehicle access requirements in sections 17.140.065.C.3.a and 17.140.065.C.3.b above shall apply.
4. Private improvements required for the subdivision shall be shown on or indicated as a condition of approval on the urban lot split parcel map. The minimum required improvements shall be:
  - a. Storm drainage and flood control facilities within the subdivision sufficient to carry storm runoff both tributary to and originating within the subdivision.
  - b. Access public sewer system serving each lot of the subdivision.
  - c. Fire hydrants and connections which shall be of the types and at locations specified by the fire marshal.
  - d. A water supply system providing an adequate supply of potable water to each lot and fire hydrant within the subdivision. The water system shall be of the size and design prescribed by the applicable water district, subject to the approval of the city engineer.
  - e. Public utilities including gas, electric and telephone distribution facilities necessary to separately serve each lot of the subdivision.
  - f. Plans, profiles and specifications of required improvements shall be furnished to, and approved by, the city engineer prior to the approval of the parcel map. Construction of improvements shall not be required until such time as a permit or other grant of approval for development of the parcel is issued or deferred through a bond or agreement.

#### D. Unit Standards

1. Quantity. No more than two dwelling units of any kind may be built on a lot that results from an urban lot split. For purposes of this paragraph, "unit" means any dwelling unit, including, but not limited to, a primary dwelling unit, two-family dwelling, an ADU, or a JADU.
2. Parking. One off-street parking space per unit is required, except no off-street parking is required in either of the following instances:
  - a. The parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined in subdivision (b) of section 21155 of the Public Resources Code, or a major transit stop as defined in section 21064.3 of the Public Resources Code.
  - b. There is a car share vehicle located within one block of the parcel.
3. Setbacks. All setbacks must conform to those objective setbacks that are imposed through the underlying zone, except for the following:
  - a. Existing Structures. No setback is required for an existing legally established structure or for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.
  - b. Interior setbacks shall comply with Title 15 Buildings and Construction.

- c. The setbacks imposed by the underlying zone must allow the construction of up to two units on the lot that are at least 800 square feet in floor area; side and rear property line setbacks may be reduced to four feet if the setbacks imposed by the underlying zone do not allow the construction of up to two units on the lot that are at least 800 square feet in floor area.
4. Height. Units shall comply with the height restrictions of the underlying zone. Units with reduced setbacks, or that portion of a unit extending into the reduced setback as allowed by section 17.140.065.D.3.b shall be no more than sixteen (16) feet in height at a four-foot setback and twenty (20) feet at a five-foot setback.
5. The correction of legal nonconforming zoning conditions shall not be required as a condition of approval of an urban lot split parcel map.

**17.140.110 Lot coverage.**

The following table lists the maximum lot coverage in residential zones. Lot coverage includes all covered structures including primary and accessory structures. Overhead lattices and trellises shall also contribute to lot coverage calculations. The endnotes at the bottom of the table contain information that supplements the information listed in the table’s matrix.

**Table [17.140.110](#)  
Lot Coverage**

O-S	See Chapter <a href="#">17.155</a>
PRD	See Chapter <a href="#">17.165</a>
RS-40	30%
RS-20	40%
RS-14	40%
RS-9	40%
RS-6	40%
RM-6000	40%
RM-4300	50% <sup>±</sup>
RM-2500	55% <sup>±</sup>
RM-2200	55% <sup>±</sup>
RM-1450	60% <sup>±</sup>

~~<sup>1</sup>— Parking areas and driveway aisles count toward lot coverage.~~

#### 17.140.140 Landscaping and recreational open space.

~~A. For general landscaping requirements in residential zones, see Chapter 17.195. For landscaping requirements in a planned residential development, refer to Chapter 17.165. For landscaping requirements in a planned unit development, refer to Chapter 17.60.~~

~~A.B. B. Multi-family residential developments must provide a minimum of 225 square feet of combined common and private recreational open space per dwelling unit where a minimum of 36 square feet per unit is provided in the form of private open space of at least six (6)-feet in any direction.~~

- ~~1. Private yards, for individual dwelling units in projects of 11 or more units and which have minimum dimensions of 10 feet by 10 feet (100 square feet minimum), may be counted as satisfying up to 50 percent of the recreational open space area requirement.~~
- ~~2. Private yards for individual dwelling units in projects of 10 units or less may satisfy 100 percent of the recreational open space requirement with private yards which have minimum dimensions of 10 feet by 10 feet. ~~For general landscaping requirements in residential zones, see Chapter 17.195. For landscaping requirements in a planned residential development, refer to Chapter 17.165. For landscaping requirements in a planned unit development, refer to Chapter 17.60.~~~~

#### 17.140.170 Single-family dwelling review procedures.

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

~~A. The primary dwelling unit and entryway shall face the primary street. In the case of a corner lot, the entryway may face either public right-of-way.~~

~~AB. The building plan elevations shall include notations specifying a minimum twelve-inch (12") roof overhang (eave), and the type of material to be used for roofing and siding.~~

~~BC. Regardless of building material, all elevations shall include painted surfaces, weather-resistant enamel finishes or finished materials which are non-reflective.~~

~~CD. All additions to existing structures and all accessory structures larger than one hundred twenty (120) square feet shall be designed and constructed to be aesthetically compatible with the existing primary structure through the use of the same colors, textures, and materials.~~

~~DE. Structures shall meet the following design standards:~~

1. Architectural design shall be represented on all building elevations in accordance with section 17.140.170(E)(3).
2. Transparent windows shall not use tinted, mirrored, or highly reflective glass- using non-reflective glass are required. Transparency is measured as a percent of the wall plane starting from the base of the house to the start of the roofline, except for gabled portions of the wall plane not containing livable floor area. All wall planes shall incorporate transparency as follows:
  - a. A minimum of 20% of the building elevations facing a public or private street shall be transparent. See Figure 1.
  - b. A minimum of 10% of the building elevations not facing a public or private street shall be transparent.

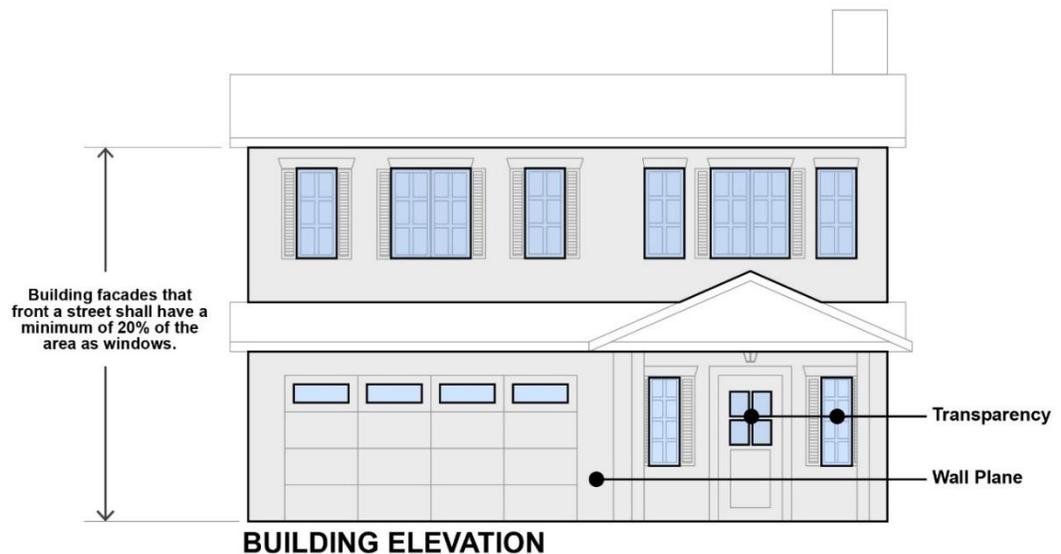


Figure 1. Transparent Windows

23. Building Elevations-elevations shall not include blank wall faces. Each wall face with a length greater than twelve (12) feet and shall include a minimum of three (3) of the following design features (See Figure 2)multiple design features for each wall face greater than twelve (12) feet. Design features include, but are not limited to, the following:
  - a. ~~Functional glazing;~~
  - ba. Variation in building materials, whereas a minimum of three (3) façade finishes are provided. Façade finishes include but are not limited to materials such as wood, siding, stone, brick, and stucco;
  - cb. Structural or decorative lintels or other similar window and doorway trim;

- ec. Entryway lighting features such as pendant lights or sidelights;
- ed. Shutters or awnings;
- fe. Doors which include windows;
- f. Door entries that provide protection from the sun using porticos or roof overhangs.
- g. Garage door panels which include windows; and/or
- h. Contrasting trim or molding.

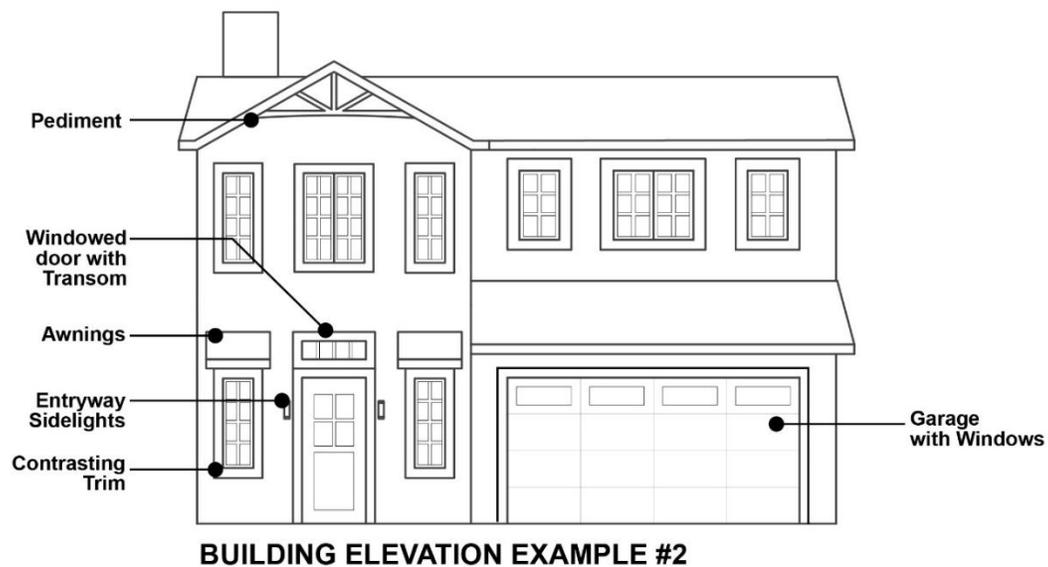
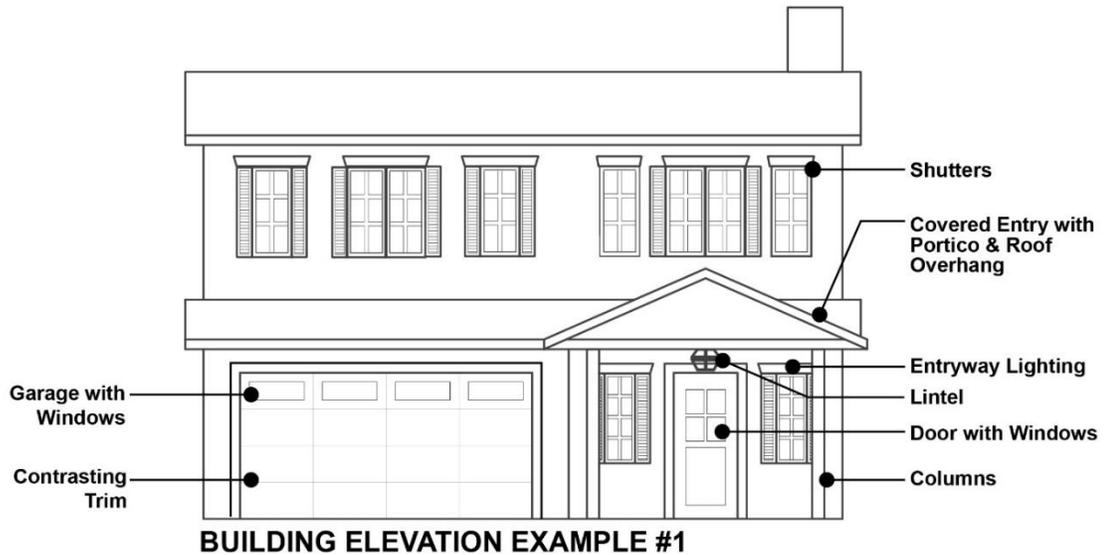


Figure 2. Design Features on Building Elevations

34. Accessory structures shall have comparable roof style to the primary structure.

45. Roof and wall planes shall be different colors.
56. No single ~~wall plane~~building elevation may exceed thirty (30) feet in length. A single wall plane is defined as a surface without architectural relief or projection. See Figure 3. Standards for architectural relief or projection are as follows:
- Shall be provided at a minimum eighteen (18) inches in depth; and
  - Shall be provided at a minimum four (4) feet in width; and
  - May be provided as a step-back or overhang of a second-story wall plain or as a structural design feature such as bay windows; and
  - Architectural projection and relief is not required for single-story buildings not greater than sixteen (16) feet in height on wall planes facing interior or rear property lines.
7. Garage conversions shall not include entryways which face the street.

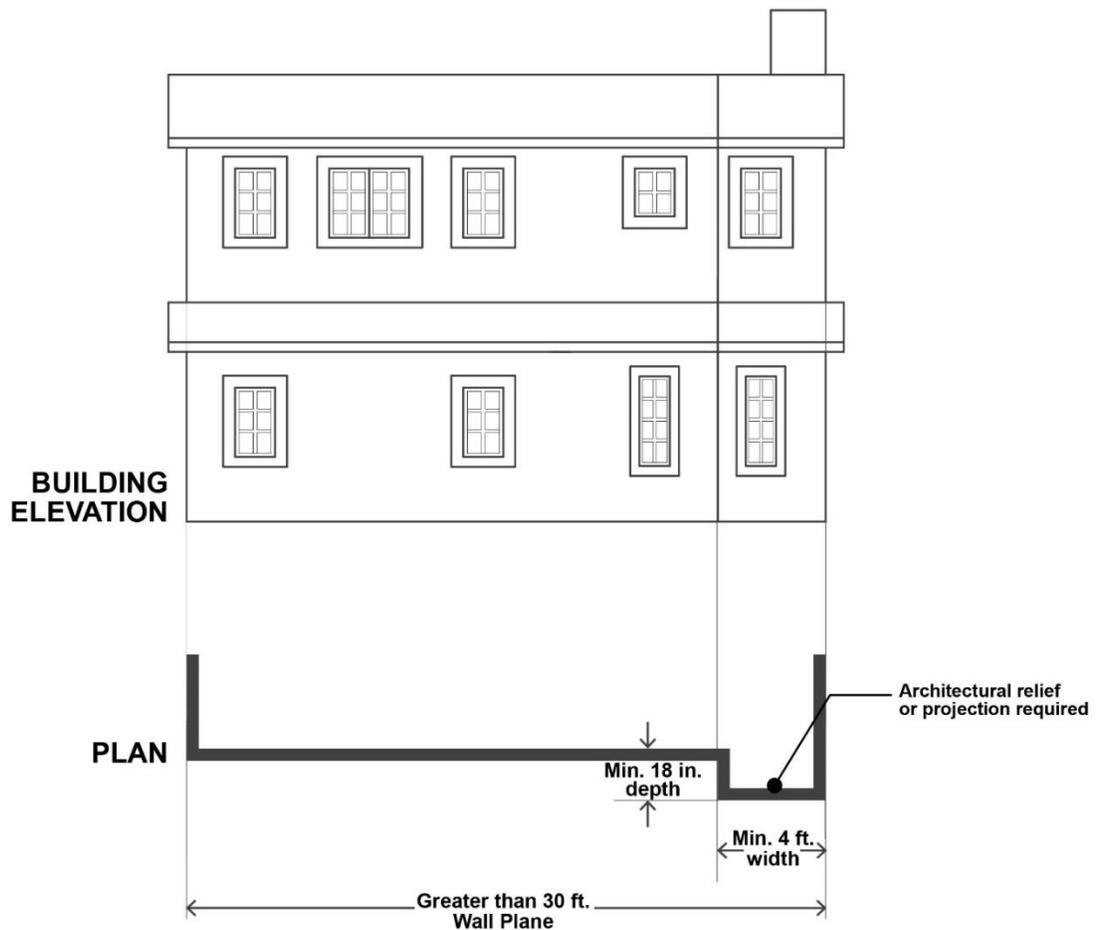


Figure 3. Architectural Relief and/or Projection

F. Garages are subject to the following standards:

1. The garage shall not be located closer to the front setback line than the primary street facing façade of the primary dwelling unit.
2. The garage shall not occupy more than 50 percent of the ground-level width facing the primary street. See Figure 4.
3. The garage shall not take the place of the main entryway.

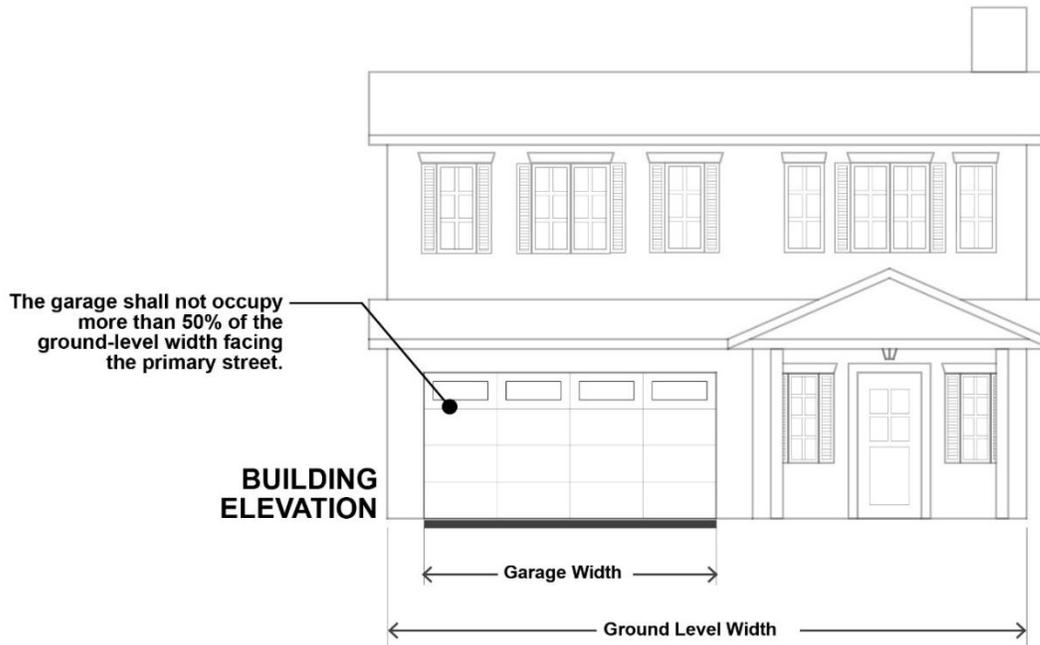


Figure 4. Garage Width

EG. Landscaping, placement of the structure and screening shall not be substituted for architecturally and aesthetically integrated design.

FH. Deviations from the standards in this section require approval of an administrative zoning permit, in conformance with eChapter 17.40. (Ord. 5081 § 11, 2019.)

**17.140.180 Accessory and junior accessory dwelling units.**

The standards set forth in this section may be applied to any residentially zoned lot in the city that contains only one (1) single-family dwelling upon such lot permitting single-family or multifamily residential uses. For lots zoned to permit single-family dwelling units these standards are applicable in conjunction with a proposed or existing primary dwelling unit upon such lot. For lots zoned to permit multifamily dwelling units, these standards are applicable in conjunction with an existing or proposed primary multifamily dwelling. If any use beyond that of one (1) single-family dwelling exists upon a lot, then such lot is not qualified to receive an

~~accessory or junior accessory unit. Notwithstanding the foregoing, no accessory or junior accessory dwelling unit shall be permitted in any approved planned unit development (PUD) or planned residential development (PRD).~~

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

B. Number of ADUs. The following number and types of accessory dwelling units shall be allowed.

1. Lots Zoned to Allow Single-Family Dwelling Units: For each eligible single-family lot, up to one (1) accessory dwelling unit and one (1) junior accessory dwelling unit may be permitted with an existing or proposed single-family dwelling unit.

2. Lots Zoned to Allow Multifamily Dwelling Units: Accessory dwelling units may be permitted with existing or proposed multifamily dwelling units in accordance with the following:

a. At least one (1) unit and up to twenty-five percent (25%) of the existing number of multifamily dwelling units may be permitted within portions of an existing multifamily development in those areas that are not used as livable space including (but not limited to storage rooms, basements, garages, attics, or other similar areas that may be converted.

b. For an existing or proposed multifamily development, in addition to the provisions of (B)(2)(a), for each eligible multifamily lot, up to two (2) detached accessory units may be constructed, subject to four (4) foot side and rear setbacks and a height limit of sixteen (16) feet.

~~B~~C. Size.

1. Each eligible lot, regardless of the size of the primary dwelling unit, maximum lot coverage, or minimum open space requirements, may include an attached or detached accessory dwelling unit of up to ~~six hundred forty (640)~~eight hundred (800) square feet;

2. For each eligible lot ~~in excess of six thousand four hundred (6,400) square feet,~~ the maximum size of an attached or detached accessory dwelling unit shall be not more than ~~ten percent (10%) of the lot size and not more than~~ fifty percent (50%) of the size of the primary residence (habitable space), and not to exceed a maximum of one thousand two hundred (1,200) square feet;

3. ~~No~~The minimum unit size shall be required for an attached or detached accessory dwelling unit or junior accessory dwelling unit shall, at a minimum, meet the standards for an efficiency unit as defined by the California Health and Safety Code section 17958.1. Minimum standards shall be applied through the building code; and

4. A junior accessory dwelling unit shall not exceed an area of five hundred (500) square feet.

ED. Parking.

1. ~~Provision of~~Except as otherwise provided, one (1) additional paved off-street parking space per accessory dwelling unit must be provided. Such parking space may be provided as a tandem space and/or located in the required front yard setback area if in compliance with the paved parking standards listed in section [17.140.160](#). ~~No additional parking is required with any of the following~~Parking is not required to be provided in any of the following circumstances;
  - a. Unit is located within one-half (½) mile of public transit, including ~~transit~~light rail and bus stations;
  - b. Unit is located within an architecturally and historically significant historic district.
  - c. Unit is part of the proposed or existing primary dwelling unit, or an accessory structure as defined in Chapter 17.140.120 Accessory structures.
  - ~~bd.~~ Unit is a junior accessory dwelling unit or is part of an existing primary residence dwelling unit or an existing accessory structure; or
  - e. On-street parking permits are required but not offered to the occupant of the accessory dwelling unit; or
  - ef. There is a car share program located within one block of the accessory dwelling unit.

DE. Standards of Development.

1. Conversion for an Accessory Dwelling Unit. Existing permitted structures converted to an accessory dwelling unit either attached or detached to the primary ~~residence~~dwelling unit such as a garage or other accessory building shall meet the following requirements:
  - a. Building and fire safety codes;
  - b. Independent exterior access from the existing residenceprimary dwelling unit; and
  - c. Sufficient side and rear setbacks for fire safety;~~and.~~
  - ~~d. If a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, or converted to an accessory dwelling unit, the parking for the primary dwelling shall be replaced. Replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as covered spaces, uncovered spaces, or tandem spaces.~~

2. Detached Accessory Dwelling Unit. New detached structures for accessory dwelling units shall meet the following requirements unless such requirements prohibit an accessory dwelling unit of at least eight-hundred (800) square feet in area with four (4) four rear and side yard setbacks :
- a. Conformance with all requirements of the zone in which the unit is located, except as identified herein. Additionally, detached accessory dwelling units shall be located to the rear of the primary dwelling unless this requirement would prohibit an accessory dwelling unit of at least eight-hundred (800) square feet in area;
  - b. Limited to ~~twenty (20)~~sixteen (16) feet in height. Additional height is permitted in accordance with the following;:
    - i. When the detached accessory dwelling unit is within one-half (1/2) mile walking distance of a major transit stop or a high-quality transit corridor -the height is limited to 18 feet with up to two (2) additional feet permitted to accommodate a roof pitch so long as it is aligned with the roof pitch of the primary dwelling.
    - ii. When the detached accessory dwelling unit is located on a lot with an existing or proposed single family or multifamily dwelling that is two (2) stories or greater, the height is limited to 18 feet
  - c. Subject to a minimum ~~five (5)~~four (4) foot rear and side setback;
  - ~~d. Subject to a minimum six (6) foot separation from the primary dwelling;~~
  - ~~ed.~~ In accordance with the California [Health and Safety Code](#) requirement, no fire sprinkler system is required unless provided for ~~in~~ the primary ~~residence~~dwelling unit. ~~If an accessory dwelling unit is attached to the primary single family dwelling, the wall separating units shall be as required by the California Building Code and/or the California Residential Code;~~
  - ~~f. No minimum size shall be required for an accessory dwelling unit. Minimum standards will be applied through the building code;~~
  - ~~ge.~~ Limited in size in accordance with section ~~B.1.dC.~~ above;
  - ~~hf.~~ Attached covered patios, porches and similar covered areas intended to be used by the occupant of the accessory dwelling unit, except for a garage or carport, shall be limited to a maximum ten percent (10%) of the floor area of the proposed unit; and
  - ~~ig.~~ The proposed accessory dwelling unit shall be constructed of similar building materials, colors, and with a similar architectural style to the primary dwelling unit.
3. Attached Accessory Dwelling Unit. New attached ~~structures for~~ accessory dwelling units shall meet the following requirements unless such requirements prohibit an accessory

dwelling unit of at least eight-hundred (800) square feet in area with four (4) foot rear and side setbacks: of the underlying zone.

- a. Conformance with all requirements of the zone in which the unit is located, except as identified herein;
- b. Limited to the maximum height of the underlying zone when located within the primary dwelling unit setback requirements and to a maximum height of 25 feet when located outside of the primary dwelling unit setbacks, but in no instance shall the attached accessory dwelling unit be more than two stories;
- c. Subject to a minimum four (4) foot rear and side setback;
- d. In accordance with the California Health and Safety Code requirement, no fire sprinkler system is required unless provided for in the primary dwelling unit. If an accessory dwelling unit is attached to the primary single-family dwelling unit, the wall separating units shall be as required by the California Building Code and/or the California Residential Code;
- e. Limited in size in accordance with section C. above;
- f. Attached covered patios, porches and similar covered areas intended to be used by the occupant of the accessory dwelling unit, except for a garage or carport, shall be limited to a maximum ten percent (10%) of the floor area of the proposed unit; and
- g. The proposed accessory dwelling unit shall be constructed of similar building materials, colors, and with a similar architectural style to the primary dwelling unit.

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

- a. Shall be created within the existing walls of the primary dwelling unit and include a bedroom;
- b. Shall include an separate-independent exterior entry-access from the primary ~~residence~~dwelling unit; ~~and~~
- c. Shall include an efficiency kitchen that consists of:
  - i. A sink with a maximum waste line diameter of one-and-a-half (1-1/2) inches;
  - ii. A cooking facility with appliance which do not require electrical service greater than one-hundred-and-twenty (120) volts or natural or propane gas; and
  - iii. A food preparation counter and storage cabinets that are reasonable to the size of the unit; ~~and.~~
- d. No additional parking shall be required for the junior accessory dwelling unit.

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

1. The property owner must occupy ~~one (1) of either~~ the primary dwelling unit or the accessory dwelling units, unless the property owner is a governmental agency, land trust, or housing organization. Should this requirement not be honored by the property owner, it will be cause to have the accessory or junior accessory dwelling unit removed in accordance with appropriate procedures. Owner occupancy requirements shall not be enforced through January 1, 2025 in accordance with Government Code section 65852.2(a)(6).
2. A notice of restriction shall be recorded so that it appears in the chain of title for the property. A building permit will not be finalized without proof of recordation of the notice of restriction.
3. The unit shall not be sold separate from the primary ~~residence~~dwelling unit.
4. Tenancy shall not be less than thirty (30) days.

#### G. Fees

1. Development Impact Fees for ADUs and JADUs shall comply with Chapter 17.25 Procedures, Hearings, Notices and Fees.
2. In addition to the requirements in Chapter 17.25, ADUs or JADUs that are less than seven-hundred-and-fifty (750) square feet shall not be subject to any impact fees. Any impact fees charged for an ADU more than seven-hundred-and-fifty (750) square feet shall be charged proportionately in relation to the square footage of the primary dwelling unit.

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

#### **17.140.210 Residential land use table.**

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

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

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

**Table [17.140.210](#)**

**Residential Land Use Table**

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

<b>Residential Zones</b>	<b>PRD</b>	<b>RS-40</b>	<b>RS-20</b>	<b>RS-14</b>	<b>RS-9</b>	<b>RS-6</b>	<b>RM-6000</b>	<b>RM-4300</b>	<b>RM-2500</b>	<b>RM-2200</b>	<b>RM-1450</b>	<b>RM-HR</b>	<b>Notes</b>
Dwellings; multi-family, attached or detached, including common interest developments	X	X	X	X	X	X	X	P	P	P	P	P	2
Dwelling; single-family detached	P	P	P	P	P	P	P	P	P	P	P	P	2
Farmworker housing	X	P	P	X	X	X	X	X	X	X	X	X	
Foster family home	P	P	P	P	P	P	P	P	P	P	P	P	
Foster family institution	X	C	C	C	C	C	C	C	X	X	X	C	
Group residential	X	X	X	X	X	X	C	C	C	C	C	C	3
Manufactured home	P	P	P	P	P	P	P	P	P	P	P	P	
Residential care facility for 6 or fewer	P	P	P	P	P	P	P	P	P	P	P	P	
Residential care facility for 7 or more	X	X	X	X	X	X	X	C	C	C	C	C	4
Supportive housing	P	P	P	P	P	P	P	P	P	P	P	P	
Transitional housing	P	P	P	P	P	P	P	P	P	P	P	P	
<b>Accessory Residential Uses</b>													







Residential Zones	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM-6000	RM-4300	RM-2500	RM-2200	RM-1450	RM-HR	Notes
Prefabricated storage containers used for short-term storage	T	T	T	T	T	T	T	T	T	T	T	T	
Religious facilities and non-profit service organizations devoted to serving the general public	C	C	C	C	C	C	C	C	C	C	C	C	
Roadside stands for the sale of agricultural products	X	Z	Z	X	X	X	X	X	X	X	X	X	8
Seasonal outdoor businesses	T	T	T	T	T	T	T	T	T	T	T	T	13
Temporary feeding areas	C	C	C	C	C	C	C	C	C	C	C	C	
Wireless communication facilities	C	C	C	C	C	C	C	C	C	C	C	C	14
Other similar uses	D	D	D	D	D	D	D	D	D	D	D	D	15

1. Legally created lots in the RM-4300 zone are entitled to at least two units, regardless of lot area.
2. Subject to section [17.125.110](#) common interests developments. See Chapter [17.165](#) for PRD requirements. See Chapter [17.60](#) for PUD requirements.
3. Must be separated at least three hundred (300) feet between structures measured at closest wall of each.
4. Use prohibited in SP-182.
5. Subject to the provisions of section [17.140.120](#) (accessory structures).

6. Subject to the provision of section [17.225.020](#) (bed and breakfast establishments).
7. Subject to the provisions of section [17.225.050](#) (home occupations).
8. Subject to the provisions of Chapter [17.205](#) (animals and agriculture).
9. Subject to the provisions of section [17.140.180](#) (accessory and junior accessory dwelling units).
10. A “day care facility” is not a “family day care home” as defined in Chapter [17.105](#).
11. Excludes sewage disposal facilities.
12. Must conform to the standards provided in section [17.185.200](#) (parking standards).
13. As ancillary to an approved non-residential use, when activity not already covered by CUP.
14. Subject to the provisions of Chapter [17.245](#) (wireless communications facilities).
15. As determined by the director of community development.
16. May only be operated as an accessory use to a bona fide club, society, professional organization, union hall, fraternal organization, and similar use, with either all applicable discretionary permits, or nonconforming status pursuant to Chapter [17.120](#), for the primary use. Subject to additional card room regulations listed in Chapter [5.28](#) (Card Rooms) and Chapter [17.225](#) (Miscellaneous Special Uses and Regulations) of this Title.
17. Subject to the provisions of section [1.16.025](#) (nuisance defined – microenterprise home kitchen operations) and chapter [17.225.250](#) (microenterprise home kitchen operations - MEHKO).

### **17.140.220 Multifamily Design Standards.**

The intent and purpose of this chapter is to provide standards to improve the appearance of multifamily developments in the community, using objective criteria to enhance design and compatibility with surroundings. Any new permit application for a multifamily residential development shall be subject to the following provisions

#### **A. Definitions**

1. Building Frontage: The exterior wall of a building facing a line of the lot.
2. Façade: Any exterior wall surface of a building that encloses the interior of the building.
3. Primary Building Frontage: The exterior wall of a building facing a line of the lot along the primary street. In the case of a corner lot, the primary building frontage could be on either street.
4. Primary Entrance: The entrance leading to a lobby or individual units and accessed from the primary building frontage.

#### **B. Building Configuration:**

1. A minimum of one primary entrance shall be provided for each building and open onto a sidewalk or other public space.
2. For corner lots, primary entrances from both the primary street and secondary street building frontages are permitted and encouraged.

C. Off-Street Parking: Off-Street parking shall minimize interference with the public right-of-way. See Figure 5.

1. Off-street parking shall be located to the rear or interior side of the building and not between a building frontage and the primary or secondary street.
2. At grade, off-street parking shall not be visible from the primary or secondary street frontage.
3. At grade parking shall be screened with landscaping, an architectural screen, or be located behind buildings so they are not visible from the public right-of-way except for access and driveways.

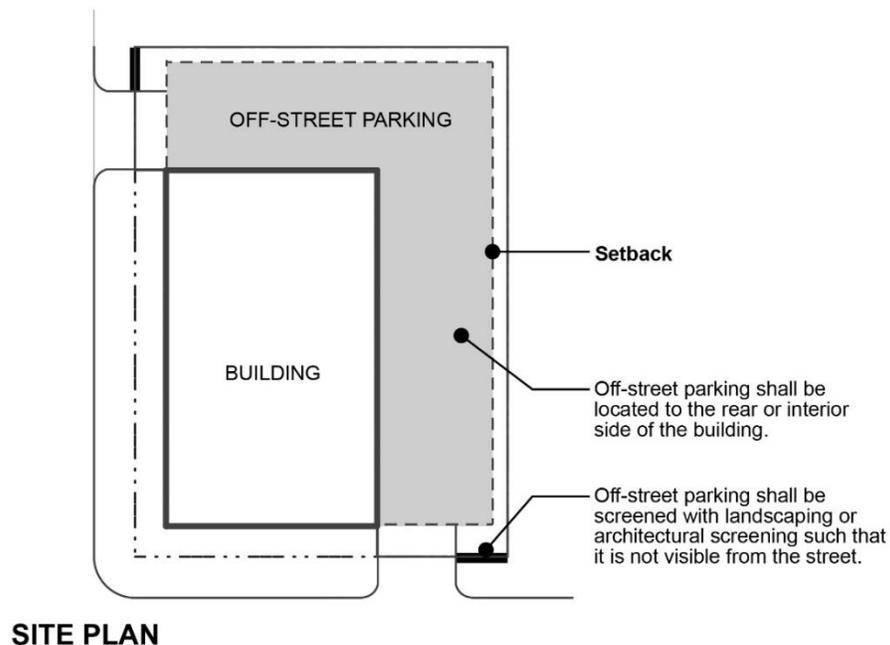


Figure 5. Off-Street Parking

D. Visual Interest: Visual interest shall be provided by means of variation in building details, form, materials, and color in accordance with the following.

1. All buildings and building facades that front a public street (primary and secondary), public right-of-way, private drive, plaza, or other open space area in the development shall provide a minimum of two (2) of the following design features. See Figure 6.
  - a. Variation in building materials, whereas a minimum of three (3) façade finishes are provided. Façade finishes include but are not limited to materials such as wood, siding, stone, brick, and stucco.

- b. Structural or decorative lintels or other window and doorway trim for all doorways and a minimum of 30% of the windows.
- c. Doors which include distinctive features such as windows, transoms, pediments, or columns.
- d. Door entries that provide protection from the sun using porticos or roof overhangs.
- e. Façade enhancements shall that create a balance of elements that enhance the buildings interaction with the public realm. All ground floor residential unit entries along the primary building frontage, where a minimum of 25 square feet in floor area shall be provided for a façade enhancement. Façade enhancements shall include but are not limited to stoops, porches, patios, balconies. See Figure 7.



Figure 6. Design Features on Building Elevations

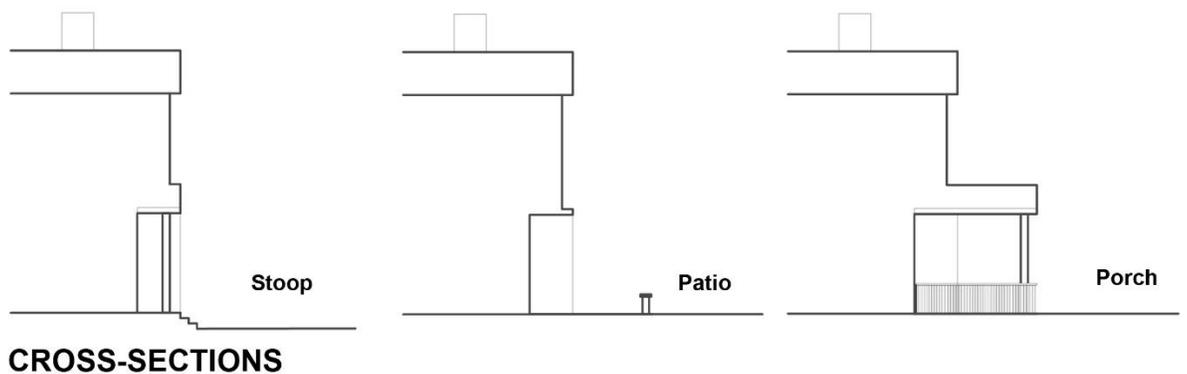


Figure 7. Design Features on Building Elevations

2. All facades shall include transparency as follows:
  - a. Building facades that front a public street (primary or secondary) shall have a minimum of 20% of the surface area as windows. See Figure 108.
  - b. Building facades not facing a street shall have a minimum of 10% of the area as windows.
3. A minimum of 10% of the surface area of each building elevation shall include an architectural offset and/or projection that is a minimum of 2-feet in depth and 2-feet in width. See Figure 119.
4. Rolled and/or torch down roofing shall only be permitted behind a parapet.



Figure 8. Transparent Windows

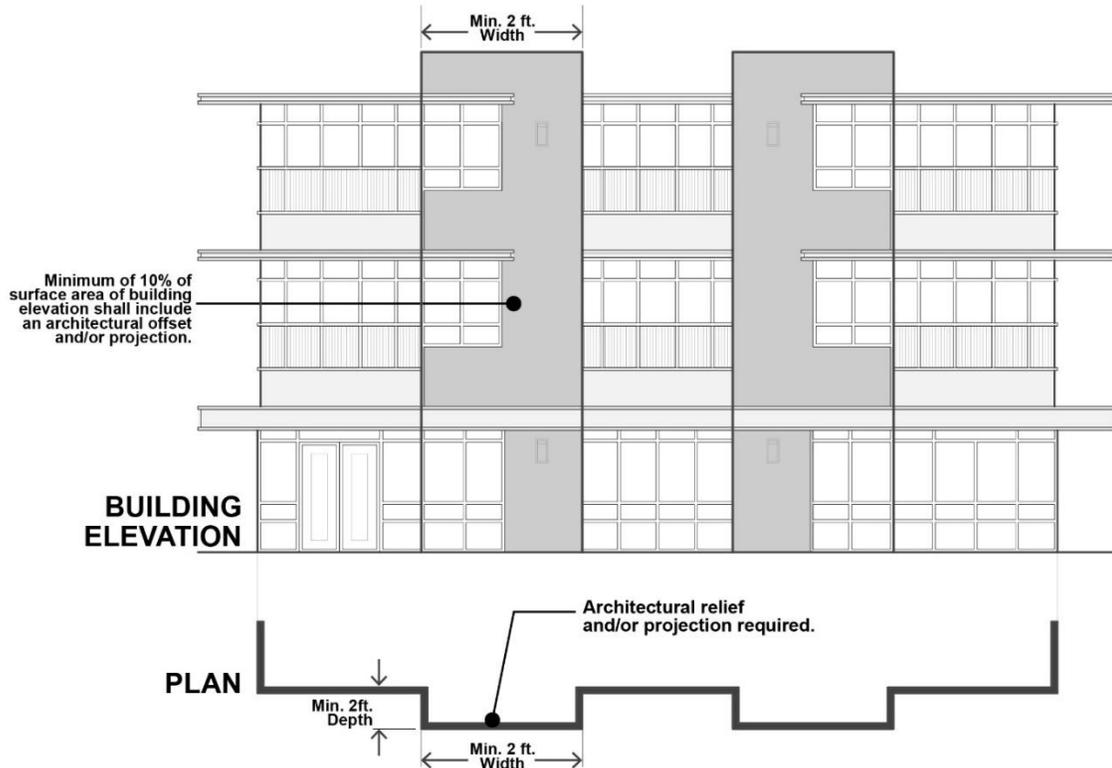


Figure 9. Architectural Relief and/or Projections

E. Lighting.

1. Adequate lighting for pedestrian and vehicular safety and be sufficient to minimize security problems throughout the project, especially along building façades.
2. Pedestrian scaled lighting shall be located on the primary building frontage at a minimum distance of every 30 feet and should emphasize points of entry to buildings, parking, and other accessways access ways to the project. Fixtures shall be placed between 8 and 15 feet above sidewalk elevation and shall not project more than 30 inches from the building façade.

F. Rooftop Screening

1. All mechanical equipment, appurtenances, and access areas shall be intentionally grouped and architecturally screened within fully covered enclosures consistent with the overall composition of the building and shall be architecturally compatible with the building in design type, materials, and colors. Mechanical enclosures shall have a screened or louvered top to improve views from above and to provide required air circulation.

2. Rooftop mechanical equipment shall not be visible from the public right of way or adjacent residential uses. One or more measures shall be implemented to screen equipment:
- a. Setback equipment 15 feet from all rooftop edges parallel to primary street lot lines.
- b. New structures shall be designed to provide a screen or other architectural element that is as tall as or taller than the highest point on any mechanical equipment to be located on the roof of the structure.

**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
<b>Commercial Uses</b>						
Adult book store, adult theater, and other adult entertainment activities	X	X	A	A	X	1, 2

	O-P	C-N	C-G	C-R	C-M	Notes
Alternative lending including payday loans, anticipatory loans, and auto title lending, excludes federal or state chartered banks, savings and loans, thrifts, and credit unions	X	X	C	C	X	1, 32, 33
Amusement parks including miniature golf, go-cart tracks, mechanized rides, etc.	X	C	C	C	C	
Animal grooming services	X	P	P	P	X	
Antique sales	X	P	P	P	X	
Appliance repair; large gas and electric appliances including heating and air conditioning systems, parts and supplies	X	X	X	X	P	1
Appliance sales; large gas and electric appliances including heating and air conditioning systems, parts and supplies	X	P	P	P	P	
Appliance sales and repair of small electrical appliances	X	P	P	P	P	1
Art galleries, commercial retail	X	P	P	P	X	
Artist studios and art restoration services	P	P	P	P	P	
Athletic clubs and fitness centers	X	P	P	P	X	28
Auction house	X	X	C	C	P	1
Auto parts and accessories; new parts	X	X	P	P	X	1
Auto parts and accessories; used parts, excludes dismantling	X	X	X	X	P	1, 3
Auto rental including the rental of moving vans, trucks and trailers	X	X	C	X	C	1
Auto sales, including: autos, <u>alternative fuel vehicles</u> , 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

	O-P	C-N	C-G	C-R	C-M	Notes
Auto washing and detailing, full service carwash	X	X	C	X	X	1
Auto washing, self-service carwash	X	C	C	X	X	1
Bail bonds office	P	P	P	P	P	1
Beauty salon, nail salon, barber shop, and day spa	P	P	P	P	X	6
Beauty supply and cosmetics sales	P	P	P	P	X	
Billboard sign	P	P	P	P	P	7
<u>Biomedical office</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
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	

	O-P	C-N	C-G	C-R	C-M	Notes
Contract construction services	X	X	X	X	P	
Convenience market	X	P	P	P	X	8
Custodial and cleaning services including property management and building maintenance with associated vehicle, equipment, and supply storage	X	X	X	X	P	
Dance studio	X	P	P	P	X	
Day care facility	MUP	MUP	MUP	MUP	MUP	
Department store with general retail sales	X	P	P	P	X	
Drive-through service accessory to an authorized land use	S	S	S	S	S	1
Employment services	P	P	P	P	P	
Equipment rental with outdoor storage or display	X	X	C	C	C	1
Equipment rental without outdoor storage or display	X	P	P	P	P	1
Escort service	X	X	P	X	X	3
Fabric store	X	P	P	P	X	
Farmers market	X	Z	Z	Z	X	34
Financial services and institutions	P	P	P	P	X	10
Firearm and ammunition sales, new and resale	X	P	P	P	X	3
Firing ranges, indoor ranges for fire arms or archery	X	X	C	C	C	1
Florist	P	P	P	P	X	
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

	O-P	C-N	C-G	C-R	C-M	Notes
Hardware store, indoor (includes building materials and related services)	X	P	P	P	P	1
Hardware store with outdoor storage or display (includes building materials and related services)	X	X	C	C	C	1
Headquarters office facility	P	X	P	P	P	
Heavy equipment sales including large trucks and tractor-trailer rigs	X	X	X	X	C	
Hobby shop	P	P	P	P	X	
Hotel and motel	X	X	C	C	X	
Household accessories including bedding, linens, kitchen supplies, etc.	X	P	P	P	X	
Kennel	X	X	X	X	C	
Kiosk, booth, 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	

	O-P	C-N	C-G	C-R	C-M	Notes
Marijuana cultivation, delivery, dispensary, manufacturing and storage	X	X	X	X	X	
Modeling agency, talent agencies and entertainment booking services (office only)	P	P	P	P	X	
Motion picture theatre (indoor)	X	X	C	C	X	13
Music lessons conducted indoors	P	P	P	P	X	
Music store including the sale of musical instruments, sheet music, and recorded music	X	P	P	P	X	
Office, administrative, business and professional	P	P	P	P	P	
Office machine sales	X	P	P	P	P	
Optical goods including eye glasses, contact lenses, and eye exams	P	P	P	P	X	
Outdoor dining, accessory to authorized restaurant or cocktail lounge	X	Z	Z	Z	Z	14
Outdoor sales events at existing business developments	T	T	T	T	T	
Parcel delivery and postal services (office only, does not include U.S. Postal Service offices)	P	P	P	P	X	
Pawn shop or pawn broker	X	X	C	C	X	1, 3, 32, 33
Personal storage facility	X	X	C	X	C	15
Pest control services	X	X	X	X	P	
Pet supply stores including pet sales and pet adoption services with accessory indoor veterinary and grooming services	X	P	P	P	X	
Pharmacy	P	P	P	P	X	16
Photocopying and other retail office services for the general public	P	P	P	P	X	
Photographic studio including ancillary photo finishing services	P	P	P	P	X	

	O-P	C-N	C-G	C-R	C-M	Notes
Plant nursery	X	X	P	P	P	1
Pool hall or billiards parlor	X	X	C	C	X	3
Prefabricated storage containers used for short term storage	T	T	T	T	T	
Private security company with watch dogs	X	X	C	C	C	1, 3
Private security company without watch dogs	P	P	P	P	P	
Public assembly	X	X	C	C	C	
Recreational facility	MUP	MUP	MUP	MUP	MUP	
Resource recovery center	X	C	C	C	C	17
Restaurant	P	P	P	P	C	8, 9, 18
Restaurant, take-out only	P	P	P	P	C	19
Restaurant (full-service) with alcoholic beverage production use	P	X	C	C	X	8, 9
Seasonal outdoor businesses such as Christmas tree lots	T	T	T	T	T	
Secondhand merchandise store or kiosk including buying of gold, precious metals, gemstones, jewelry, or electronics	X	X	C	C	X	1, 3, 32, 33
Service and repair of consumer electronics	X	P	P	P	X	
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

	O-P	C-N	C-G	C-R	C-M	Notes
Tailoring, alteration, and sewing services	P	P	P	X	X	
Tattoo and body piercing studio	X	X	P	P	X	1
Thrift or resale shop	X	P	P	P	X	1, 3
Ticket sales office	P	P	P	P	X	
Tobacco and smoke shop, electronic/vapor substance inhalation shop	C	C	C	C	X	1, 20
Tool and equipment repair and sharpening services excluding heavy equipment repair	X	X	P	P	X	1
Trailer and camper sales, non-motorized	X	X	P	X	P	
Travel agency	P	P	P	P	X	
Vehicle storage lot	T	X	T	T	T	
Veterinary and small animal hospital, indoors only	X	X	P	P	P	1
Video sales and rentals including video game sales and rentals	X	P	P	P	X	
Vocational and trade school (conducted indoors)	X	P	P	P	P	9
Vocational and trade school (conducted outdoors)	X	X	X	X	C	9
Volume discount store (including 99¢ and closeout stores)	X	X	P	P	X	1
Watch, clock, and jewelry sales and repair	P	P	P	P	X	
Other similar uses	D	D	D	D	D	21
<b>Light Industrial Uses</b>						
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	

	O-P	C-N	C-G	C-R	C-M	Notes
Laundry services, industrial, including linen, diaper, and uniform cleaning, alteration and repair services	X	X	X	X	P	
Light manufacturing	X	X	X	X	P	
Microbrewery	X	X	C	C	C	35
Printing and publishing services, non-retail and excluding contact with the general public	X	X	P	P	P	
Recycling center for metal, cardboard, glass, e-waste, etc.	X	X	X	X	C	
Scientific and commercial testing laboratories including product research and development	X	X	X	X	P	
Service and repair of light machinery including vending machines, office machines, large household appliances, etc.	X	X	X	X	P	
Service and repair of precision instruments including cameras, optical devices, medical devices and electronic testing equipment	X	X	X	X	P	
Warehousing and distribution	X	X	X	X	P	
Wholesale trade excluding explosives	X	X	X	X	P	
Other similar uses	D	D	D	D	D	21
<b>Transportation, Communication and Utilities</b>						
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

	O-P	C-N	C-G	C-R	C-M	Notes
Solid waste disposal facility	C	C	C	C	C	1
Taxicab terminal	X	X	P	P	P	
Towing services with vehicle storage	X	X	X	X	C	1, 3
Towing services without vehicle storage	X	X	C	X	C	1, 3
Trucking terminal for motor freight including parcel delivery service terminals	X	X	X	X	P	
Utilities, excluding sewage treatment	C	C	C	C	C	
Vehicle storage facility, long term, including lots and structures	X	X	X	X	MUP	1
Wireless communication facilities, freestanding	C	C	C	C	C	23
Wireless communication facilities, architecturally integrated or other stealth design	S	S	S	S	S	23
Other similar uses	D	D	D	D	D	21
<b>Institutional and Charitable Uses</b>						
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	
<u>Low Barrier Navigation Center</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>37</u>
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

	O-P	C-N	C-G	C-R	C-M	Notes
<u>Supportive housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>37</u>
Temporary feeding area	C	C	C	C	C	
Transition service center	X	X	C	C	P	1, 24
<u>Transitional housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>37</u>
WIC center	P	P	P	P	X	1
Other similar uses	D	D	D	D	D	21
<b>Residential Uses</b>						
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).
37. Only permitted on properties located within the Mixed-Use Overlay Zone

**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**

	<b>M</b>	<b>Notes</b>
Advertising and public relations office	P	
Agricultural processing, excluding animal slaughtering facility	P	
Aircraft and aviation equipment sales	P	
Alcoholic beverage production	P	12

	<b>M</b>	<b>Notes</b>
Alcoholic beverage production with full-service restaurant	C	13
<u>Automobile storage, sales, delivery, service and repair; including: autos, alternative fuel vehicles, motorcycles, light trucks, and recreational vehicles</u>	<u>P</u>	<u>17</u>
Animal slaughtering facility	C	
Ambulance service	P	1
Ammunition manufacturing	P	2, 14
Amusement park, including miniature golf, go-cart track, mechanized rides, etc.	C	1
Aircraft and flying accessory sales	P	3
Art studio and art restoration service, excluding art galleries	P	
Athletic field and courts	C	
Auction house, indoor	P	
Auction house, outdoor	C	
Auto dismantling, salvage, and junk dealer, including the sale of used auto parts	C	1
<u>Biomedical office</u>	<u>P</u>	
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, <u>also including computer diagnostic automobile services conducted between businesses and not available to the general public</u>	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	

	<b>M</b>	<b>Notes</b>
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
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	

	<b>M</b>	<b>Notes</b>
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	
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

	<b>M</b>	<b>Notes</b>
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	
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
<b>Residential Uses</b>		

	M	Notes
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. Sales, service, and repair activities are limited to sites greater than 20 acres in size; sales, service, and repair shall be incidental in nature and not exceed 15% of total operation.

## Chapter 17.220 DENSITY BONUS FOR AFFORDABLE HOUSING DEVELOPMENTS

### ~~17.220.010 Intent and purpose~~Purposes and General Plan Consistency.

~~The purpose of these regulations is to: (1) comply with State Density Bonus Law (California Government Code Section 65915); and (2) implement the housing element of the El Cajon general plan. The regulations are intended to materially assist the housing industry in providing adequate and affordable shelter for all economic segments of the community and to provide a balance of housing opportunities for senior, low income and very low income households, as well as moderate income owners of condominium or planned developments as defined in California Civil Code Section 1351, subdivisions (f) and (k), respectively, throughout the City. It is intended that the affordable housing density bonus and any additional development incentive be available for use in all types of residential developments. It is also intended that these regulations implement the provisions of California Government Code Sections 65915 through 65918. It is further intended that these regulations will require any increase in density of residential developments to be distributed and constructed within the same development site as the market rate housing; however, in no event shall the total~~

~~number of residential units granted exceed 135% of the usual maximum density. (Ord. 4950 § 3, 2010)~~

~~The public good is served when there exists in a City, housing which is appropriate for the needs of, and affordable to, all members of the public who reside within that City. The City implements the housing element of the General Plan; ~~Section~~sections 65915 through 65918 of the California Government Code; and, in accordance with those general regulations, provides incentives to developers for the production of housing affordable to lower income households, moderate income households and senior citizens. The approval process for a density bonus project shall be the same as non-density bonus project with the same number of units.~~

### ~~17.220.020 Applicability.~~

~~This chapter applies to any residential development of five (5) or more dwelling units (before density bonus is applied) when the written request of an applicant proposes density beyond that permitted by the underlying zone in exchange for an agreement that a portion of the total dwelling units in the proposed development is reserved for low or very low-income households, senior citizens or moderate income families in a condominium or planned development.~~

~~To the extent that any provision of this chapter conflicts with State Density Bonus Law, as amended from time to time, the provisions of State Density Bonus Law shall be applied in lieu of any conflicting provisions below. (Ord. 4950 § 3, 2010)~~

### ~~17.220.030 Definitions.~~

~~The following terms are hereby defined for the purposes of this chapter:~~

~~“Affordable housing agreement” means an agreement between the applicant and the city guaranteeing the affordability of rental or ownership units to applicable income households for a period of not less than 30 years, and is in accordance with the provisions of this chapter.~~

~~“Affordable housing costs” means those amounts set forth in Section 50052.5 of the California Health and Safety Code, as the same may be amended from time to time, or any state law replacing Section 50052.5.~~

~~“Appreciation” means the increase in value of a moderate income unit in a condominium or planned development project approved as a density bonus unit as determined by the difference between the original market value of the unit minus the price of the unit as sold to the first moderate income purchaser. If the value of the unit increases, the city and the initial purchaser shall divide the “appreciation” by respective percentage share with the city’s share equal to the percentage that the original sales price was less than fair market price at the time of original sale. So, if the original sales price was \$200,000 for a unit with a fair market price of \$300,000,~~

~~the original unit sold for two-thirds or 66.67 percent of its fair market price and the city's share of appreciation would be 33.33 percent.~~

~~"Child care facility" means a child day care facility, other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities and school age child care centers licensed by the state.~~

~~"Concession or incentive" means:~~

- ~~1. A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the California Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions;~~
- ~~2. Approval of mixed use development in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located; or~~
- ~~3. Other regulatory incentives or concessions proposed by the developer or the city that result in identifiable, financially sufficient and actual cost reductions.~~

~~"Condominium project" means a project as defined by Section 1351(f) of the California Civil Code, as the same may be amended from time to time.~~

~~"Density bonus" for housing projects that have the requisite percentage of housing reserved for senior citizen housing developments, lower income households or very low income households, means a density increase of at least 20 percent, but not more than 35 percent, unless a lesser percentage is elected by the applicant, over the otherwise maximum allowable residential density under the applicable Zoning Code and land use element of the general plan as of the date of application by the applicant to the City.~~

~~"Density bonus" for housing projects that are condominium projects or planned developments in which at least 10 percent of the total dwelling units are reserved for persons and families of moderate income, means a density increase of at least five (5) percent, but not more than 35 percent, unless a lesser percentage is elected by the applicant, over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan as of the date of application.~~

~~“Development standard” includes site or construction conditions that apply to a residential development pursuant to any ordinance, general plan element, specific plan, or other local condition, law, policy, resolution, or regulation.~~

~~“Families of low or moderate income” means persons or families whose income meets the requirements set forth in California Health and Safety Code Section 50093, as the same may be amended from time to time, or any state law replacing Section 50093.~~

~~“Housing development” means one or more groups of projects for residential units with a minimum of five (5) residential units, including a condominium project and a planned development. “Housing development” also includes either (1) a project to substantially rehabilitate and convert an existing commercial building to residential use, or (2) the substantial rehabilitation of an existing multifamily dwelling, as defined in subdivision (d) of California Government Code Section 65863.4, as the same may be amended from time to time, or any state law replacing Section 65863.4, where the result of the rehabilitation would be a net increase in available residential units.~~

~~“Lower income households” means households defined in Section 50079.5 of the California Health and Safety Code, as the same may be amended from time to time, or any state law replacing Section 50079.5. At the time of the adoption of this chapter Section 50079.5 defines “lower income households” as those whose income is equal to or less than 80% of the area median income (“AMI”).~~

~~“Maximum allowable residential density” means the density allowed under the Zoning Code, or if a range of density is permitted, means the maximum allowable density for the specific zoning range applicable to the project.~~

~~“Persons and families of moderate income” means persons and families defined in Section 50093 of the California Health and Safety Code, as the same may be amended from time to time, or any state law replacing Section 50093. At the time of the adoption of this chapter Section 50093 defines “moderate income households” as those whose income does not exceed 120% of the area median income.~~

~~“Planned development” or “planned unit development” or “planned residential development” means a project as defined by Section 1351(k) of the California Civil Code, and as defined by a planned unit development or planned residential development in this Title.~~

~~“Senior citizen housing development” means a project as defined by Section 51.3 of the California Civil Code as the same may be amended from time to time, or any state law replacing Section 51.3.~~

~~“Very low income households” means households defined in Section 50105 of the California Health and Safety Code, as the same may be amended from time to time, or any state law replacing Section 50105. At the time of the adoption of this chapter Section 50105 defines~~

~~“very low income households” as those whose income is equal to or less than 50% of the area median income. (Ord. 4984 § 4, 2013; Ord. 4950 § 3, 2010)~~

#### ~~17.220.040 Density bonus affordability and longevity.~~

~~A.—Affordability in General. The affordable dwellings units proposed or constructed as defined in this subdivision shall be subject to an affordable housing agreement, and such deed restrictions and other applicable documents, approved by the city attorney, ensuring continued affordability of the dwelling units for a period of not less than 30 years or a longer period of time (if required by the construction or mortgage financing assistance program, mortgage insurance program, first time home buyer’s program, rental subsidy program or any local, state and federal laws, regulations or statutes). Affordability limits are established as follows:~~

- ~~1.—Rental units targeted for lower income households shall be affordable at a rent that does not exceed 30 percent of 60 percent of AMI.~~
- ~~2.—Rental units targeted for very low income households shall be affordable at a rent that does not exceed 30 percent of 50 percent of AMI.~~
- ~~3.—Ownership units shall be made available only to households whose income does not exceed the limits for the targeted households for the duration of the affordable housing agreement.~~

~~B.—Affordability for Moderate Income Condominium or Planned Development Units. The city shall ensure that the initial occupant of each moderate income unit that is directly related to the receipt of the density bonus in a condominium project or planned development is a person or family of moderate income as defined above in section 17.220.030. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller’s proportionate share of appreciation. The city shall recapture its proportionate share of appreciation, which shall be used as required by California Government Code section 65915, as the same may be amended from time to time, or any applicable state law replacing section 65915. The city’s share shall be equal to the percentage by which the initial sales price of the moderate income household was less than the fair market value of the home at the time of initial sale. If there is any direct financial contribution from the city through participation in the cost of infrastructure, write down of land costs, or subsidizing the cost of construction the city may limit the amount of the appreciation upon resale for at least 30 years or more, if required by the project funding source.~~

~~C.—Affordability Covenants. Affordability shall be ensured by requiring that the applicant enter into an affordable housing agreement which shall be reviewed by the city department of community development and approved by the city attorney and shall be recorded and run with the land. The 30 year or longer affordability period shall commence from the date that~~

~~the final certificate of occupancy is issued, or the date of the recording of the affordable housing agreement, whichever shall last occur. (Ord. 5072 § 35, 2018)~~

~~**17.220.050 Density bonus calculations, incentives, concessions and location.**~~

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

- ~~1. 10 percent of the total units of a housing development for lower income households;~~
- ~~2. Five (5) percent of the total units of a housing development for very low income households;~~
- ~~3. A senior citizen housing development, including a mobile home park that limits residency to senior citizens; or~~
- ~~4. 10 percent of the total units in a common interest development as defined by section 1351 of the California Civil Code for persons and families of moderate income, provided that all units in the development are offered to the public for purchase.~~

~~For the purpose of this section, “total units” does not include density bonus units.~~

~~B.—Additional Density Bonus.~~

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

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

~~C. Incentives or Concessions.~~

- ~~1. An applicant may request incentives and/or concessions pursuant to this subsection in conjunction with a density bonus request. The applicant shall submit a written request to the community development department, detailing the specific incentives and/or concessions that the applicant requests.~~
- ~~2. Number of Incentives/Concessions. The applicant shall be entitled to receive the following number of incentives or concessions:~~
  - ~~a. One (1) incentive or concession for projects that include at least five (5) percent of the total units for very low income households, or at least 10 percent of the total units for lower income households or persons and families of moderate income in a condominium or planned unit development.~~
  - ~~b. Two (2) incentives or concessions for projects that include at least 10 percent of the total units for very low income households, or at least 20 percent of the total units for lower income households or persons and families of moderate income in a condominium or planned development.~~
  - ~~c. Three (3) incentives or concessions for projects that include at least 15 percent of the total units for very low income households, or at least 30 percent of the total units for lower income households or persons and families of moderate income in a condominium or planned development.~~
- ~~3. In addition to all other application requirements, an applicant requesting incentive(s) and/or concession(s) shall also show, using one of the following methods, that the concession(s), and/or incentive(s), is necessary to make the density bonus housing units economically feasible:~~
  - ~~a. A development pro forma with the capital costs, operating expenses, return on investment, loan to value ratio and the debt coverage ratio including the contribution(s) provided by any applicable subsidy program(s), and the economic effect created by the minimum 30 year use and income restrictions on the affordable housing units; or~~
  - ~~b. An appraisal report indicating the value of the density bonus and of the incentive(s)/concession(s); or~~

- ~~c. A use of funds statement identifying the projected financing gap for the project with the affordable housing units. The analysis shall show how much of the funding gap is covered by the density bonus and how much by the incentive(s)/concession(s).~~
- ~~4. When the city council grants a density bonus in accordance with this section, the city council shall grant the additional concessions or incentives requested by the applicant, unless it finds, based upon substantial evidence, that:~~
- ~~a. The concessions or incentives are not required in order to provide for affordable housing costs or rents for the targeted units to be set as specified in section 17.220.040; or~~
- ~~b. The concession or incentive would have a specific adverse impact (as defined in California Government Code section 65589.5(d)(2), as the same may be amended from time to time, or any applicable state law replacing section 65589.5(d)(2) upon the public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households; or~~
- ~~c. The concession or incentive would be contrary to state or federal law; or~~
- ~~d. The concession would have a specific adverse impact on any real property that is listed in the California Register of Historical Resources.~~
- ~~D. The granting of a density bonus, incentive or concession shall not be interpreted, in and of itself, to require a general plan amendment or zoning change. The request for such items shall be processed as part of the applicable planning application as described in this title.~~
- ~~E. This section does not limit or require the provision of direct financial incentives for the housing development, including the provision of publicly owned land, by the city, or the waiver of fees or dedication requirements.~~
- ~~F. All affordable units shall be of similar design and quality as the market rate units, including exteriors and floor plans.~~
- ~~G. All affordable units shall be dispersed throughout the housing development rather than clustered in a single area or building. (Ord. 5072 § 35, 2018)~~

#### **17.220.060 Donation of land.**

When an applicant for a tentative subdivision map, parcel map, or other residential development donates land to the city that meets the requirements of this section and California Government Code Section 65915(g)(2), the applicant shall be entitled to a 15 percent

~~increase above the otherwise maximum allowable residential density under the applicable Zoning Code and land use element of the general plan for the entire development.~~

- ~~A. The developable acreage and zoning classification of the land must be sufficient to permit construction of units in an amount not less than 10 percent of the number of residential units of the proposed development; and~~
- ~~B. The units shall be affordable to very low income households.~~
- ~~C. Any increase in the density required by this section shall be in addition to any increase in density provided to the applicant under Section 17.220.050 provided, however, that the project shall not be allowed density bonuses under this section and under Section 17.220.050 in excess of 35 percent combined. (Ord. 4984 § 4, 2013; Ord. 4950 § 3, 2010)~~

#### ~~**17.220.070 Child care facilities.**~~

~~When an applicant proposes to construct a housing development that conforms to the requirements of this title and includes a child care facility that will be located on the premises of, as part of, or adjacent to, the project, the following shall apply:~~

- ~~A. The city council shall grant one of the following, unless based upon substantial evidence, the council finds that the community has adequate child care facilities:~~
  - ~~1. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility; or~~
  - ~~2. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.~~
- ~~B. The city council shall require the following as conditions of approving the housing development; these requirements shall be included in the affordable housing agreement:~~
  - ~~1. The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to Section 17.220.040; and~~
  - ~~2. Of the children who attend the child care facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income in the proposed housing development pursuant to subsections A and B of Section 17.220.050.~~

~~C. The city council shall not be required to provide a density bonus or concession for a child care facility, if it finds, based upon substantial evidence, that the city already has adequate child care facilities.~~

~~D. The density bonus allowed under this section shall be in addition to any density bonuses already given to the applicant pursuant to Sections 17.220.050 and 17.220.060 of this chapter. (Ord. 4950 § 3, 2010)~~

#### ~~17.220.080 Development standards.~~

~~A. The city shall not apply any development standard that will have the effect of precluding the construction of a development meeting the criteria of this title while at the same time at the densities or with the concessions or incentives permitted by this chapter.~~

~~B. All development standards of the underlying zone shall apply to density bonus projects, unless one or more concessions have been granted.~~

~~C. Any discretionary actions for modification or waiver shall be processed as a conditional use permit per Chapter 17.50 of this title in addition to each and every other development application required by this Title for the proposed housing project.~~

~~D. Nothing in this chapter shall be interpreted to require the city to waive or reduce development standards if the waiver or reduction would have a specific, adverse impact, as defined in California Government Code Section 65589.5(d)(2), as the same may be amended from time to time, or any applicable state law replacing Section 65589.5(d)(2), upon the health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.~~

~~E. Nothing in this section shall be interpreted to require the city to waive or reduce development standards that would have an adverse impact on any real property that is listed in the California Register of Historical Resources. (Ord. 4950 § 3, 2010)~~

#### ~~17.220.090 Parking standards.~~

~~A. Upon request of the applicant for any housing development qualifying for a density bonus under this chapter, the following maximum parking standards shall apply, inclusive of handicapped and guest parking, for the entire housing development:~~

~~1. One (1) onsite parking space per dwelling unit that has up to one (1) bedroom;~~

~~2. Two (2) onsite parking spaces per dwelling unit that has two (2) to three (3) bedrooms;  
and~~

~~3. Two and one half (2.5) parking spaces per dwelling unit that has more than three (3) bedrooms.~~

~~B. All parking calculations for the development resulting in a fraction shall be rounded up to the next whole number.~~

~~C. Parking may be provided by tandem parking and need not be covered or garaged, but may not be on street parking.~~

~~D. An applicant may request additional parking incentives or concessions beyond those provided in this section pursuant to subsection D of Section 17.220.050. (Ord. 4950 § 3, 2010)~~

#### **17.220.100 Appeals.**

~~Any decision of the commission to deny or limit any request for density bonuses, incentives, concessions, or waivers/modifications of development standards may be appealed to the city council in accordance with Chapter 1.36 of this code. (Ord. 4950 § 3, 2010)~~

#### **17.220.110 Penalties.**

~~A. Any violations of the density bonus agreement, deed restriction or other provisions of this chapter may be deemed a nuisance by the director and abated in accordance with Section 1.24.010 of this code. In addition to the right to abate a nuisance, the director may assess civil penalties in the manner described in Section 1.24.020 by Notice and Order properly made and the city attorney may seek recovery of civil penalties in the manner described in Section 1.24.020.~~

~~B. Notwithstanding subsection A, above, any violation of this chapter may be prosecuted in the manner described in Section 1.24.010 of this code. (Ord. 4950 § 3, 2010)~~

#### **17.225.180 Transition service centers and *emergency shelters*.**

A. Transition service centers or *emergency shelters*, as defined in Chapter [17.105](#), may be located on properties in the C-M and M zones, subject to the approval of a site development plan permit (SDP), and processed in accordance with Chapter [17.65](#) and the following requirements. Transition service centers or *emergency shelters* may be located in the C-G and C-R zones, subject to the approval of a conditional use permit (CUP).

B. The following development standards and operational procedures shall be applicable in the review of an SDP or CUP proposed for a transition service center or an *emergency shelter*—either temporary or permanent.

1. Development Standards.

- a. A detailed site plan shall be submitted to the department of community development and accepted for review upon a determination that the application is complete, including the payment of the applicable processing fee.
  - b. The applicant shall submit a detailed operation plan. The operation plan shall include, but not be limited to, the maximum client occupancy consistent with applicable building and fire codes; the number of case managers and security personnel; the hours of operation; and a description of all case management programs and their objectives.
  - c. The applicant shall submit an exterior lighting plan in accordance with Section [17.130.150](#).
  - d. The plan shall reflect sufficient off-street parking spaces to accommodate support staff ~~and vehicles~~ only.
  - e. All activities, except outdoor recreational activities, shall be conducted totally within an enclosed building or other structures in compliance with applicable fire and building codes.
  - f. Other development standards as determined through the review process.
2. Operation Procedures.
- a. All clients must be referred to the center/*shelter* by a recognized social service agency. No drop-in clients will be accepted.
  - b. No clients under the influence of or in possession of illegal drugs, drug paraphernalia, alcohol or weapons will be accepted.
  - c. All clients shall comply with the center/*shelter* behavioral rules at all times. Failure to comply may result in expulsion from the center/*shelter*.
  - d. No loitering, sleeping or camping shall be permitted outside the center/*shelter* or on any adjacent properties in violation of the El Cajon Municipal Code.
  - e. All clients shall participate in case management programs presented by the *shelter*/center or any affiliated social service agency or service provider.
  - f. Other operational procedures as determined through the review process.

#### **17.225.050 Home occupations.**

Home occupation means an occupation lawfully conducted within a dwelling by an inhabitant of such dwelling. A home occupation shall meet each of the requirements set forth in subsections (A) through (J) of this section, unless otherwise excepted by subsection (K), and further shall be subject to subsections (L) and (N) of this section.

- A. One for which no customer comes to the dwelling to receive the service or merchandise offered by the home occupation;
- B. One for which no employees other than inhabitants of the dwelling work at or come to the dwelling;
- C. One for which no sign or other advertising is displayed;
- D. One in which no merchandise, equipment or materials are kept or stored at the dwelling or outside the dwelling, except those necessary to maintain an office;
- E. One for which the required garage, carport or parking space for the dwelling is not converted for use in any way by the home occupation to preclude its use for parking;
- F. One in which there is no alteration of the residential character of the premises;
- G. One for which all contacts with customers or clients take place on-site only by mail, telephone, or electronic media, such as a computer and/or facsimile machine, or entirely off-site;
- H. One in which any equipment necessary to perform the home occupation on the premises must be kept in a pickup truck or van with a maximum capacity of one (1) ton or a trailer that can be towed by a truck or van;
- I. One which does not create a nuisance by reason of noise, dust, odor, vibration, fumes, smoke, electrical interference or similar conflicts with compatibility; and
- J. One for which a valid business license is obtained and annually renewed.
- K. Notwithstanding the above, any home occupation conducted by a disabled person or by a person for therapy and not deemed detrimental to the subject area may be permitted, provided the applicant's claim for handicap or therapy is supported by a written statement by a licensed medical doctor.
- L. Notwithstanding the above, a cottage food operation may be permitted to allow for the production and sale of cottage food products. A cottage food operator must obtain and maintain required permits from the County Department of Environmental Health in order to operate a cottage food home occupation business.
- M. Notwithstanding the above, special training and schooling may be permitted for indoor activities only. Customers are limited to a single student or family per session for activities such as music lessons and/or academic tutoring.
- M. Notwithstanding the above, any home occupation may be revoked by the director of community development upon the violation of any requirements of this title or any conditions of approval, unless the violation is corrected within five days of giving written notice thereof.

N. Any decision of the director may be appealed to the planning commission for review pursuant to Chapter [17.30](#).

**17.225.185 Emergency housing pilot project.**

*Emergency housing* units may be allowed on properties in residential zones including the MU Overlay (mixed use) zone, subject to the approval of an Administrative Zoning Permit (AZP), and processed in accordance with Chapter [17.40](#) and the following requirements, and subject to the following criteria.

A. Definitions.

1. *Emergency housing* unit. An *emergency housing* unit means either a unit on wheels as defined in section [17.225.185](#) (B)(4)(a), or as an *emergency* sleeping cabin as defined in El Cajon Municipal Code section [15.04.105](#) and the [California Building Code](#). This does not include tents, membrane structures, mobile homes, or recreational vehicles.
2. Non-governmental institutional use. A non-governmental institutional use means a use dedicated to serving the community through social, health, cultural, and religious means.

B. Development Standards.

1. Property shall be a minimum of one and one half (1.5) acres and front on a primary or secondary thoroughfare as shown on the City's General Plan map.
2. Primary use of the property shall be a non-governmental institutional use as defined in section [17.225.185](#) (A)(2).
3. *Housing* units shall meet the underlying zone's primary setbacks and be separated from each other by a minimum of six (6) feet.
4. *Housing* units may be allowed in two forms: on wheels or standard construction as defined in the [California Building Code](#) and El Cajon Municipal Code section [15.04.105](#). In either case, there shall be no more than six (6) units on the subject property.

a. On wheels standards.

- i. Licensed and registered with the California Department of Motor Vehicles and meets American National Standards Institute (ANSI) 119.2 or 119.5 requirements;
- ii. Towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection. Cannot (and is designed not to) move under its own power (no RVs);
- iii. No larger than allowed by California State Law for movement on public highways;

- iv. Has at least seventy (70) square feet of first floor interior living space; and
  - v. Has basic functional areas that support normal daily routines such as cooking, sleeping, and lavatory if lavatories are not provided on the subject property in accordance with the operational standards in this section.
- b. Standard construction shall be subject to the [California Building Code](#) and El Cajon Municipal Code section [15.04.105](#), except there shall be no use of generators for electricity.
  - c. A detailed management plan shall be required and included with the Administrative Zoning Permit application. The plan shall include, but not be limited to, the number of case managers and security personnel; the hours of operation; resident screening procedures; on-site supportive services; cleaning protocols; rules; property management; and a description of all case management programs and their objectives.
  - d. Sufficient off-street parking spaces shall be provided to accommodate the primary use and the *emergency housing* operation.
  - e. All activities, except outdoor recreational activities, shall be conducted totally within an enclosed building or other structures in compliance with applicable fire and building codes.
  - f. Other development standards may be required as determined through the review process.
5. Operational Standards.
- a. Occupants of any *emergency* units shall be limited to homeless individuals in El Cajon and recognized as such by San Diego County Health Services or organizations providing homeless prevention and assistance services.
  - b. Occupant's length of stay shall not exceed ninety (90) days.
  - c. On-site security shall be provided on a twenty-four (24) hours a day, seven (7) days a week, basis.
  - d. All residents and visitors must check in with on-site security to access the site.
  - e. Services will be designed to provide basic needs including shelter, sanitation, food, case management and wrap around services, restrooms, and showers facilities, all of which shall be operated by an organization experienced with providing such services.
  - f. There shall be no unauthorized loitering, sleeping or camping on the subject property or on any adjacent properties in violation of the El Cajon Municipal Code.

- C. This pilot project shall sunset on December 31, ~~2023~~2024, unless extended by the City Council after holding a public hearing in accordance with the El Cajon Municipal Code and governing state statutes. Once this ordinance sunsets, all *emergency housing* operations shall cease and all *housings* units shall be removed within sixty (60) days.

## **Chapter 17.265 DEVELOPMENT AGREEMENTS**

### **Section 17.265.010 Citation and authority.**

This chapter is enacted pursuant to Title 2.5 of Chapter 4 of Division 1 of Title 7 of the Government Code, section 65864 et seq. This division is adopted to supplement existing provisions of the El Cajon Municipal Code and may be cited as the "Development Agreement Ordinance of the City of El Cajon."

### **Section 17.265.020 Purpose.**

The purpose of this chapter is to strengthen the public planning process, encourage private participation and comprehensive planning, and reduce the economic costs of development by providing an option to the city and developers to enter into development agreements. This division is intended as an alternate process to accommodate major and unique developments for residential, commercial, professional, or other similar activities, including combinations of uses and modified development standards, which would create a desirable, functional, and community environment under controlled conditions of a development plan. This division is further intended to provide assurances to a land developer which will reduce the economic risks of a project while providing the city with a flexible means of promoting comprehensive planning and orderly development.

### **Section 17.265.030 Applicability.**

The procedures and requirements set forth in this chapter shall provide the specific regulations and development standards for any development agreements proposed by developers and entered into by the city council under the authority vested in the city council pursuant to section 17.265.010 and may be in lieu of other procedures specified or required in other provisions of this title.

### **Section 17.265.040 Application.**

- A. The director shall prescribe the form of each application, notice, and documents provided for or required under this chapter for the preparation and implementation of development agreements.
- B. The director may require an applicant to submit such information and supporting data as the director considers necessary to process the application.

### **Section 17.265.050 Fees.**

Prior to the time an application for a development agreement is determined to be complete and accepted for processing, the applicant shall pay to the city such fees as provided in the city's current fee resolution.

**Section 17.265.060 Applicant and other parties.**

- A. Only a qualified applicant may file an application to enter into a development agreement. A qualified applicant is a person who has legal or equitable interest in the real property which is the subject of the development agreement, or authorized agent of such person. The director may require an applicant to submit proof of the applicant's interest in the real property and of the authority of an agent to act for the applicant.
- B. In addition to the City of El Cajon and the property owner, any federal, state, or local governmental agency or body, including the El Cajon Housing Authority, and any other private party may be included as a party to any development agreement.

**Section 17.265.070 Proposed terms of agreement.**

Each application shall be accompanied by a description of the proposed parties and the general terms and conditions proposed by the applicant to be contained in the development agreement.

**Section 17.265.080 Review of application.**

The director shall endorse on the application the date the application is received. The director shall review the application and may reject it if it is incomplete or inaccurate for processing. If the director finds that the application is complete, the director shall accept it for filing. The director shall review the application and determine the additional requirements necessary to complete the agreement. After the required information is received, a staff report and recommendation shall be prepared. The staff report shall state whether or not the agreement as proposed or in an amended form would be consistent with the general plan and any applicable specific plan.

**Section 17.265.090 Contents of development agreement.**

Each development agreement shall be prepared under the direction and supervision of the director and approved as to form by the city attorney. Each development agreement shall contain the following minimum provisions:

- A. Duration of agreement;
- B. Permitted and conditional uses;
- C. Density or intensity of uses;
- D. Location of uses;

- E. Provisions for reservation, dedication, and improvement of land for public purposes;
- F. Rules, regulations, policies, and detailed design of physical improvements, governing property development standards, and public improvement standards;
- G. Conditions, terms, restrictions, and requirements for subsequent discretionary action, provided that such conditions, terms, restrictions, and requirements for subsequent discretionary actions shall not prevent development of the land for the uses and to the density or intensity of development set forth in the agreement;
- H. Commencement and completion dates;
- I. Performance security as may be required; and
- J. An appeal process for resolution of any interpretation disputes.

**Section 17.265.100 Notice.**

The director shall give notice of intention to consider adoption of a development agreement and of any other public hearing required by law or this chapter according to the provisions of this section.

- A. The form of the notice of intention to consider adoption of development agreement shall contain:
  - 1. The time and place of the hearing;
  - 2. A general explanation of the matter to be considered including a general description of the area affected; and
  - 3. Other information required by specific provisions of these regulations or which the director considers necessary or desirable.
- B. The notice shall published at least once in a newspaper of general circulation in the City of El Cajon. The notice shall also be mailed to all persons shown on the last equalized assessment role as owning real property and occupants within 300 feet of the property which is the subject of the proposed development agreement.
- C. The notice requirements referred to in this section are declaratory of existing law (Government Code section 65867). The provisions of Government Code sections 65854, 65854.5, and 65856 are incorporated by reference as a part of this section. If state law prescribes a different notice requirement, notice shall be given in that manner.
- D. The failure of any person entitled to notice required by law shall not affect the authority of the City of El Cajon to enter into a development agreement.

**Section 17.265.110 Rules governing conduct of hearing.**

The public hearing shall be conducted in accordance with the procedural standards prescribed in this title for the conduct of zoning hearings. Each person interested in the matter shall be given an opportunity to be heard. The applicant shall have the burden of proof at the public hearing on the proposed development agreement.

**Section 17.265.120 Irregularity in proceedings.**

No action, inaction, or recommendation regarding the proposed development agreement shall be held void or invalid or be set aside by a court by reason of any error, irregularity, informality, neglect, or omission as to any matter pertaining to petition, application, notice, finding, record, hearing, report, recommendation, or any matters of procedure whatever unless after an examination of the entire case, including the evidence, the court is of the opinion that the error complained of was prejudicial and that by reason of the error the complaining party sustained and suffered substantial injury, and that a different result would have been probable if the error had not occurred or existed. There is no presumption that error is prejudicial or that injury resulted in error or is shown.

**Section 17.265.130 Determination by commission.**

A. Within 30 days of completion of an environmental impact report, negative declaration (with or without mitigation), or other required environmental review, or within 90 days of the date the application is accepted as complete, whichever date is later, the commission shall hear and consider the proposed development agreement.

B. The commission shall, at the conclusion of the hearing, recommend to the city council approval, disapproval, or modification of the proposed development agreement. Such recommendation shall include specific regulations, if applicable, to be applied to the proposed project, including but not limited to, the following:

1. Permitted uses;
2. Conditional uses;
3. Property development regulations;
4. Public improvement standards;
5. Special requirements where applicable; and
6. Development plan and schedule.

**Section 17.265.140 Decision by city council.**

A. Within 30 days of the commission action on a proposed development agreement, a public hearing shall be set by the city clerk, noticed in accordance with section 17.265.100, and held by the city council. After the city council completes its public hearing, it may accept or disapprove the recommendation of the commission. The city council shall refer matters not

previously considered by the commission during its hearing and any proposed modifications to the development agreement back to the commission for report and recommendation. The commission may, but need not, hold a public hearing on matters referred back to it by the city council.

- B. The city council may not approve the development agreement unless it finds that the provisions of the agreement are consistent with the general plan and any applicable specific plan.
- C. If the city council approves the development agreement, it shall do so by the adoption of an ordinance. After the ordinance approving the development takes effect, the city council may enter into the agreement.

**Section 17.265.150 Additional use of development agreements.**

- A. The director, in the director's discretion, or the commission or the city council, in its discretion, may approve the use of a development agreement as a method of implementing any discretionary approval authorized in this title, including, but not limited to, the following:
  - 1. Zone map amendments;
  - 2. Issuance of a conditional use permit;
  - 3. Conditions imposed upon approval of a variance;
  - 4. Conditions imposed upon approval of site plan review;
  - 5. Conditions imposed in connection with the adoption of any specific plan;
  - 6. Conditions imposed upon any subdivision; and
  - 7. Mitigation measures imposed upon a project after approval of an environmental impact report or a negative declaration in which such mitigation measures have been proposed as a mechanism for eliminating or reducing environmental impacts.
- B. The processing, review, and approval of a development agreement authorized or required pursuant to the provisions of this section shall be processed, reviewed, and approved concurrently with the specific discretionary entitlement or review process applicable to the project which would be subject to such development agreement. Development agreements authorized or required pursuant to this section need not be processed pursuant to the provisions of this title.

**Section 17.265.160 Amendment and cancellation of agreement by mutual consent.**

The procedure for proposing and adopting an amendment to or canceling, in whole or in part of the development agreement is the same as the procedure for entering into an agreement in the first instance.

**Section 17.265.170 Recordation of development agreement, amendment, or cancellation.**

- A. Within ten (10) days after the development agreement has been executed and has become binding on the city, the city clerk shall have the agreement recorded with the County Recorder.
- B. If the parties to the agreement or their successors in interest amend or cancel the agreement as provided in Government Code section 65868, or if the city council terminates or modifies the agreement as provided in Government Code section 65865.1 for failure of the applicant to comply in good faith with the terms or conditions of the agreement, the city clerk shall have notice of such action recorded with the County Recorder.

**Section 17.265.180 Periodic review.**

- A. The director shall review the compliance by the property owner under the development agreement every 12 months from the date the agreement is entered into.
- B. If the director finds substantial evidence that the property owner under the development agreement has not complied in good faith with the terms and conditions of the development agreement the director shall set a public hearing before the commission, noticed in accordance with section 17.265.100, at which the property owner must demonstrate good faith compliance with the terms of the development agreement. The burden of proof of compliance by the property owner is upon the property owner.
- C. The commission shall determine upon the basis of substantial evidence whether or not the property owner has, for the period under review, complied in good faith with the terms and conditions of the development agreement.

**Section 17.265.190 Procedure upon findings.**

- A. If the director after the director's review, or the commission after a hearing, determines that the property owner has complied in good faith with the terms and conditions of the agreement during the period under review, the review for that period is concluded.
- B. If the commission after a hearing determines on the basis of substantial evidence that the property owner has not complied in good faith with the terms and conditions of the agreement during the period under review, the commission shall forward its recommendation to the city council and the city council may modify or terminate the agreement.

**Section 17.265.200 Modification or termination.**

- A. Within 30 days of receipt of the commission's findings and determinations regarding compliance with the development agreement, a public hearing shall be set by the city clerk, noticed in accordance with section 17.265.100, and held by the city council. The notice shall contain:
  - 1. The time and place of the hearing;
  - 2. A statement as to whether the city proposes to terminate or to modify the development agreement;
  - 3. Other information which the city considers necessary to inform the property owner of the nature of the proceedings.
- B. At the time and place set for the hearing on modification or termination, the property owner shall be given an opportunity to be heard. The city council may refer the matter back to the commission for further proceedings or for report and recommendation. The city council may impose such conditions as it considers necessary to protect the interest of the city. The decision of the city council shall be final.

**Section 17.265.210 Enforcement.**

Unless amended or canceled, a development agreement shall be enforceable by any party thereto notwithstanding any change in any applicable general or specific plan, zoning, subdivision, or building regulation (not including Title 15 of this Code), adopted by the city council which may otherwise alter or amend the rules, regulations, or policies specified in such development agreement.

**Zoning Code Update  
Summary of Changes**

<b>Chapter - Title</b>	<b>Section</b>	<b>Revisions</b>
<b>Definitions</b>		
Definitions	17.105.020	Add definition for "Alternative Fuel Vehicle".
Definitions	17.105.020	Add definition for "Biomedical Office".
Definitions	17.105.020	Add definition for "Development Agreement".
Definitions	17.105.020	Amend definition for "Dwelling Unit, accessory" to clarify that they are permitted in conjunction with multifamily dwellings.
Definitions	17.105.020	Add definition for "High Quality Transit Corridor".
Definitions	17.105.020	Add definition for "Low Barrier Navigation Center".
Definitions	17.105.020	Add definition for "Major Transit Stop".
<b>M-U (Mixed-Use) Overlay Zone</b>		
Design Guidelines	17.135.045 - 17.135.120	Add design guidelines, including new graphics to better convey design principles.
<b>Residential Zones</b>		
Urban Lot Splits	17.140.065	Add requirements for urban lot splits in accordance with SB 9.
Development Standards	17.140.110 - 17.140.180; 17.140.220	Remove parking and driveways from lot coverage calculations since new design standards require objective individual and common open space areas; Add design guidelines for residential, multifamily and mixed use projects with new graphics to better convey design principles; and update accessory dwelling units standards to comply with State law.
Residential Land Use Table	17.140.210	Updates to comply with State law to allow large family day care as a permitted use, allow low barrier navigation centers in multifamily zones,
<b>Commercial Zones</b>		
Commercial Land Use Table	17.145.150	Clarify that alternative fuel vehicles are included with auto sales; allow biomedical offices; allow low barrier navigation centers, transitional housing, and supportive housing, within the M-U Overlay Zone.

<b>Industrial Zones</b>		
Manufacturing Land Use Table	17.150.170	Allow new vehicle storage, sales, delivery, service, and repair on properties greater than 20 acres in size, allow biomedical offices, and clarify computer related automobile diagnostic services are allowed.
<b>Density Bonus for Affordable Housing Developments</b>		
Purposes and General Plan Consistency	17.220.010	Remove density bonus development standards and refer to California Government Code for implementing regulations.
<b>Miscellaneous Special Uses and Regulations</b>		
Transition Service Centers and Emergency Shelters	17.225.180	Clarify that parking is only required to accommodate support staff as required by State law.
Home Occupations	17.225.050	Allow limited number of customers for a home based business related to music lessons and/or academic tutoring.
Emergency Housing Pilot Program	17.225.180	Extend the pilot program sunset date from December 31, 2023 to December 31, 2024 to allow additional time for program implementation and evaluation.
<b>Development Agreements</b>		
Development Agreements	17.265.010 - 17.265.180	Add a new chapter to allow for development agreements and include procedures and requirements.



**NOTICE OF PROPOSED  
ZONING CODE OMNIBUS UPDATE**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, December 6, 2022** and the City Council will hold a public hearing at **3:00 p.m., Tuesday, December 13, 2022**, at the 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 revisions for economic development, housing procedures, and various other technical and minor changes for consistency. 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 City Hall in 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 **NOAH ALVEY** at 619-441-1795 or via email at [nalvey@elcajon.gov](mailto:nalvey@elcajon.gov) and reference "ZCA-2022-0002" 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



<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>Greenfield Dr. &amp; E. Main St. Specific Plan</b>
<b>Request:</b>	<b>Regulate future development of a vacant property at Greenfield Dr. &amp; E. Main St.</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	Specific Plan No. 2022-0004
<b>Location:</b>	Southwest corner of Greenfield Dr. & E. Main St.
<b>Applicant:</b>	Request initiated by City Council
<b>Project Planner:</b>	Noah Alvey, <a href="mailto:nalvey@elcajon.gov">nalvey@elcajon.gov</a> , 619.441.1795
<b>City Council Hearing Required?</b>	Yes   December 13, 2022
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolution in order recommending City Council approval of the proposed CEQA exemption and Specific Plan No. 2022-0004, subject to conditions</li> </ol>

**PROJECT DESCRIPTION**

This is a request to establish a new specific plan in order to regulate future development of a vacant property at the southwest corner of Greenfield Dr. and E. Main St. No development is proposed with the request.

**BACKGROUND**

<b>General Plan:</b>	Public Institution (PI), Low Density Residential (LR), & Open Space (OS)
<b>Specific Plan:</b>	Specific Plan No. 138
<b>Zone:</b>	Office Professional (O-P) & RS-40 (Residential, Single-Family, 40,000 sq. ft.); Hillside & Mixed-Use Overlay zones
<b>Regional and State Plan(s):</b>	Gillespie Field Airport Land Use Compatibility Plan (ALUCP)

Project Site & Constraints

The City’s largest vacant site in a commercial corridor is located at the southwest corner of Greenfield Dr. and E. Main St. It is comprised of two parcels totaling approximately 25 acres, and all owned by Kaiser Foundation Health Plan. The site topography slopes west to east towards E. Main St. and along the southerly portion of the site there is a granite rock hillside that separates the site from the Kaiser Permanente Bostonia Medical Offices at the northwest corner of Broadway and E. Main St.

The site is the former location of the El Cajon Valley Hospital ("Hospital") and ancillary medical office buildings. The Planning Commission approved the original development of the Hospital in September 1958. In July 2002, the Hospital closed and the structures were subsequently demolished. A contributing factor to the demolition of the structures was California's seismic safety legislation for hospitals.

### Surrounding Context

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

Direction	Zones	Land Uses
North	C-N	Commercial uses
South	C-G	Medical offices
East	C-G	Commercial uses
West	O-P, RS-6, & RS-14	Religious facility and single-family residential homes

### General Plan

The parcel at the corner of Greenfield Dr. and E. Main St. has a General Plan designation of Public Institution. The remainder of the site has General Plan designations of Low Density Residential and Open Space.

### Zoning

The parcel at the corner of Greenfield Dr. and E. Main St. has a zoning designation of Office-Professional. The remainder of the site is zoned Residential, Single-Family, 40,000 sq. ft. (RS-40) zoning. The subject site is also located in Hillside and Mixed-Use Overlay zones. The Hillside Overlay zone is intended to minimize disturbance of natural hillsides and to encourage orderly and controlled development. The Mixed-Use Overlay zone is intended to provide for the orderly transition of certain areas into walkable districts that accommodate a mixture of retail, office, and residential uses, while protecting existing uses. A site plan with General Plan and Zoning designations is attached for reference.

### Specific Plan No. 138

Specific Plan No. 138 was approved in 1969 and in conjunction with Conditional Use Permit No. 162 governed the development and operation of the former Hospital. Specific Plan No. 138 did not include a comprehensive planning document and was used primarily for site development by allowing the hospital to exceed the 35 ft. height limitation for the O-P zone and for a portion of the parking lot to extend into the RS-40 zoned portion of the property.

### Municipal Code

The Municipal Code indicates that a specific plan is a plan for a particular portion of the City where circumstances require a more detailed framework of development than the General Plan, and more detailed standards than the general provisions of the Zoning

Code. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area.

### 2022 City Council Action Plan

The 2022 City Council Action Plan directed staff to consider partnerships with property owners of large undeveloped sites for redevelopment. On June 14, 2022 staff presented options for incentivizing the development of the subject site. After discussing options, the City Council directed staff to prepare a plan to ensure orderly development of the subject site.

### **DISCUSSION**

The 25-acre subject site is the last large-scale site in the City that is available for development, which makes the site highly desirable for future development. The goal of the proposed Specific Plan 2022-0004 ("Specific Plan") is to program this economically significant property for future uses by requiring a more detailed framework for future development proposals and to ensure that the site is developed in a context sensitive manner that is compatible with the surrounding land uses. Since certain developments within the applicable zones are allowed by right, they may not meet the expectations of the General Plan, City Council, and the surrounding community. Furthermore, they may not leverage the capacity of the subject site in a manner that maximizes the economic potential to the benefit of the city. Additionally, the Specific Plan will require that any proposed development be reviewed and approved by the City Council. The updated Specific Plan will supersede previous specific plan approvals.

### **FINDINGS**

*A. The proposed Specific Plan serves the public interest.*

The subject site is the last commercially oriented large-scale site available for development within the City and the proposed Specific Plan will ensure that a comprehensive planning document is prepared prior to any development. Furthermore, the Specific Plan includes requirements that the future development of the site be compatible with the existing and planned land uses in the vicinity.

*B. The proposed Specific Plan will systematically implement the City's General Plan.*

The Specific Plan requires a more detailed framework of development than the General Plan, and more detailed standards than the general provisions of the Zoning Code. The Specific Plan requires the development of a comprehensive planning document to establish proposed use and development standards which will systematically implement the General Plan.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The proposed Specific Plan 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.

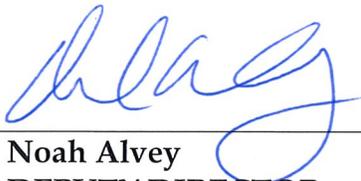
**PUBLIC NOTICE & INPUT**

Notice of this public hearing was published in the East County Gazette on November 17, 2022 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 the Specific Plan in order to ensure that the large scale site is only developed after a comprehensive planning document is prepared to systematically implement the General Plan.

**PREPARED BY:**



---

**Noah Alvey  
DEPUTY DIRECTOR  
OF COMMUNITY  
DEVELOPMENT**

**APPROVED BY:**



---

**Anthony Shute  
DIRECTOR OF  
COMMUNITY  
DEVELOPMENT**

**ATTACHMENTS**

1. Proposed Resolution recommending City Council approval of Specific Plan 2022-0004  
Exhibit A: Proposed Specific Plan
2. Public Hearing Notice/Location Map
3. General Plan Map Exhibit
4. Zoning Exhibit
5. Aerial Photograph

## PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF SPECIFIC PLAN NO. 2022-0004 FOR VACANT PROPERTIES AT THE SOUTHWEST CORNER OF GREENFIELD DR. & E. MAIN ST. IN THE OFFICE PROFESSIONAL (O-P) AND RESIDENTIAL, SINGLE-FAMILY, 40,000 SQ. FT. (RS-40) ZONE, GENERAL PLAN DESIGNATION: PUBLIC INSTITUTION (PI) AND OPEN SPACE (O-S) ZONE; ASSESSOR'S PARCEL NUMBERS (APNs) 507-200-58-00; AND 507-320-48-00.

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on December 6, 2022, to consider Specific Plan No. 2022-0004 ("Specific Plan"), in order to regulate future development of vacant properties at the southwest corner of Greenfield Dr. and E. Main St.; and

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

WHEREAS, Specific Plan No. 138 applied to the former El Cajon Valley Hospital and ancillary medical office building ("Hospital") development at this site, which has been demolished and new development standards are needed to achieve the orderly development of the currently vacant site; 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 subject site is the last commercially oriented large-scale site available for development within the City and the proposed Specific Plan will ensure that a comprehensive planning document is prepared prior to any development. Furthermore, the Specific Plan includes requirements that the future development of the site be compatible with the existing and planned land uses in the vicinity.
- B. The Specific Plan requires a more detailed framework of development than the General Plan, and more detailed standards than the general provisions of the Zoning Code. The specific plan requires the development of a comprehensive planning document to establish proposed use and development standards which will systematically implement the General Plan.

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 Specific Plan No. 2022-0004.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Specific Plan No. 2022-0004, in accordance with the attached Exhibit "A".

{The remainder of this page is intentionally blank}

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held December 6, 2022, by the following vote:

AYES:  
NOES:  
ABSENT:

---

Darren MROZ, Chair

ATTEST:

---

Noah ALVEY, Secretary

## **GREENFIELD DR. & E. MAIN ST. SPECIFIC PLAN**

### **Section 1. Purpose and Intent**

The goal of the Greenfield Dr. and E. Main St. Specific Plan 2022-004 is to regulate future development of a large scale vacant site. The Specific Plan implements General Plan policies that require sound design standards by requiring the preparation of a comprehensive planning document prior to future development.

### **Section 2. Specific Plan Area**

The Specific Plan governs the southwest corner of Greenfield Dr. and E. Main St. Assessor's Parcel Number (APNs) 507-200-58-00 and 507-320-48-00.

### **Section 3. Authority and Scope**

This Specific Plan is established by the El Cajon City Council in accordance with Chapter 17.70 of the El Cajon Municipal Code ("ECMC"), which establishes specific plans as an authorized mechanism for regulating land use and development in the City; and as enabled by the State of California Government Code Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. This Specific Plan implements the broad policies established in The City of El Cajon General Plan ("General Plan") to guide growth and change in El Cajon, and is consistent with the General Plan.

### **Section 4. California Environmental Quality Act (CEQA)**

Adoption of a Specific Plan constitutes a project under CEQA. Pursuant to CEQA, the proposed Specific Plan 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.

### **Section 5. Amendments to this Specific Plan**

Specific plan Amendments shall be made through the provisions found in the ECMC; specifically, Chapter 17.70.

### **Section 6. Appeal**

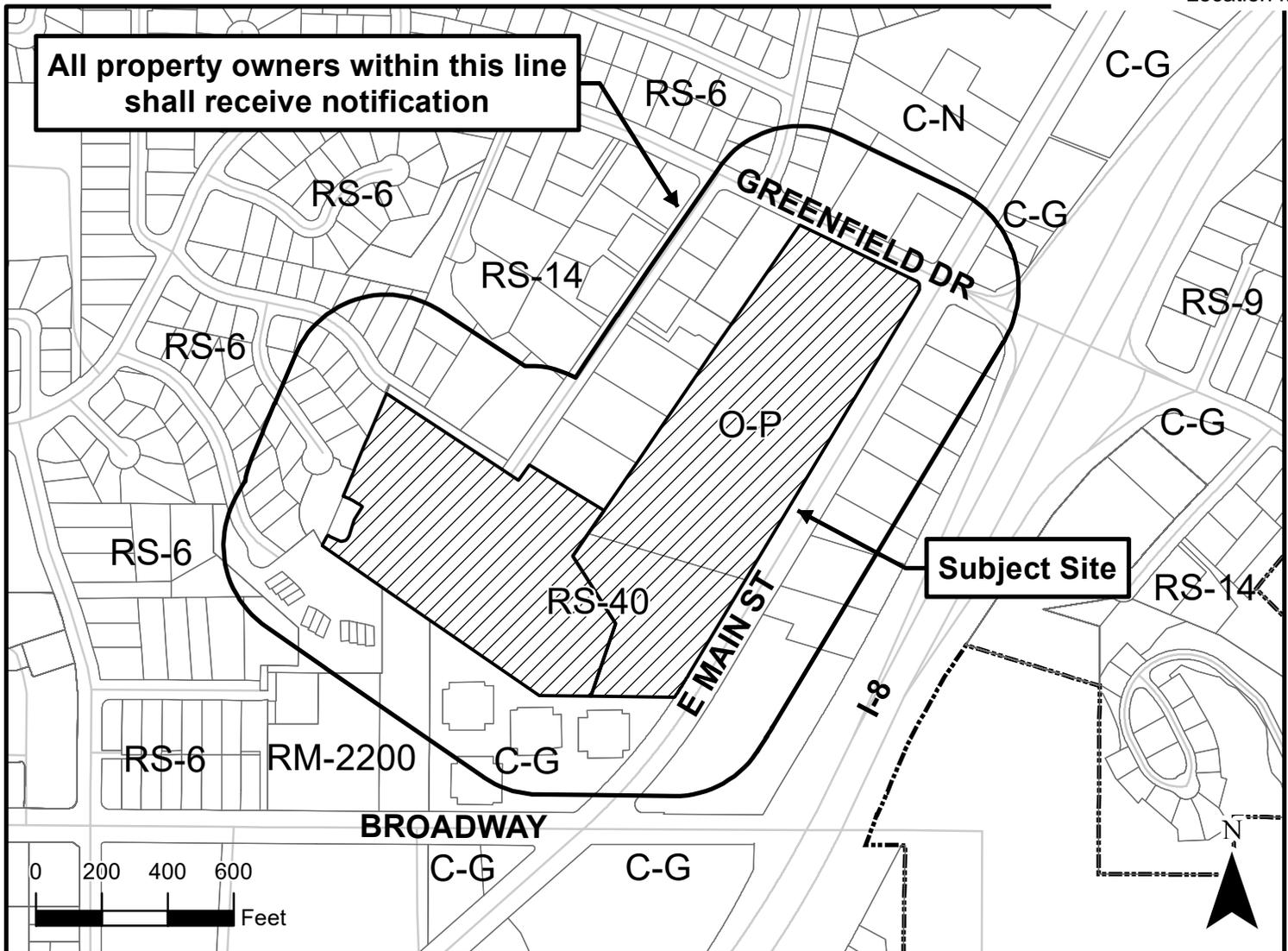
Any decision by the Director of Community Development may be appealed to the Planning Commission, upon receipt of a written request for a hearing, in accordance with the provisions of ECMC Chapter 17.30. The Director of Community Development shall schedule any appeal for the next available Planning Commission meeting based on notice times and agenda availability.

**Section 7. Severability**

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

**Section 8. Future Development**

A comprehensive planning document to establish proposed use and development standards, which will systematically implement the General Plan, is required prior to any development of the subject site.



### NOTICE OF PROPOSED SPECIFIC PLAN

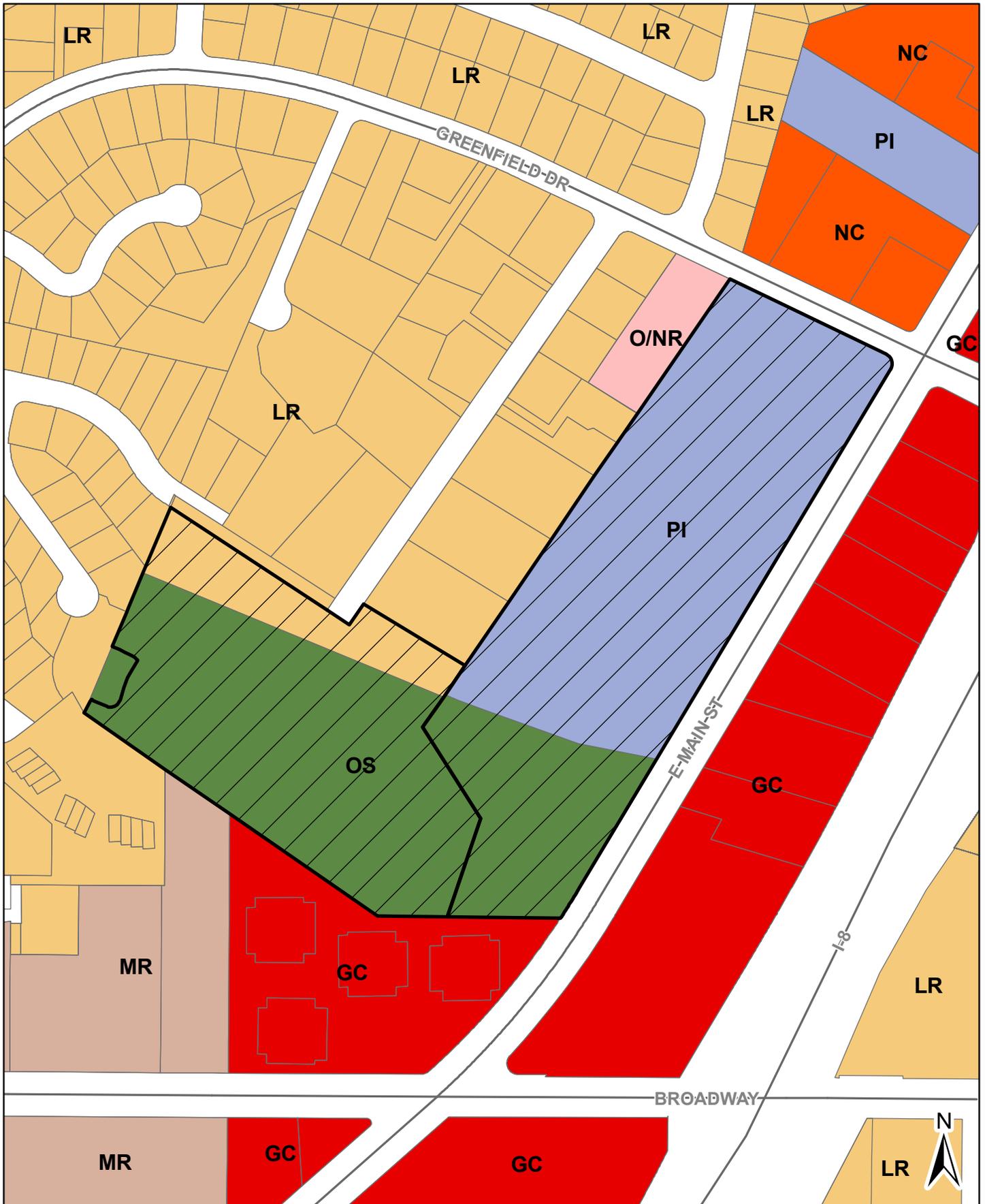
NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, December 6, 2022** and the City Council will hold a public hearing at **7:00 p.m., Tuesday, December 13, 2022**, at the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

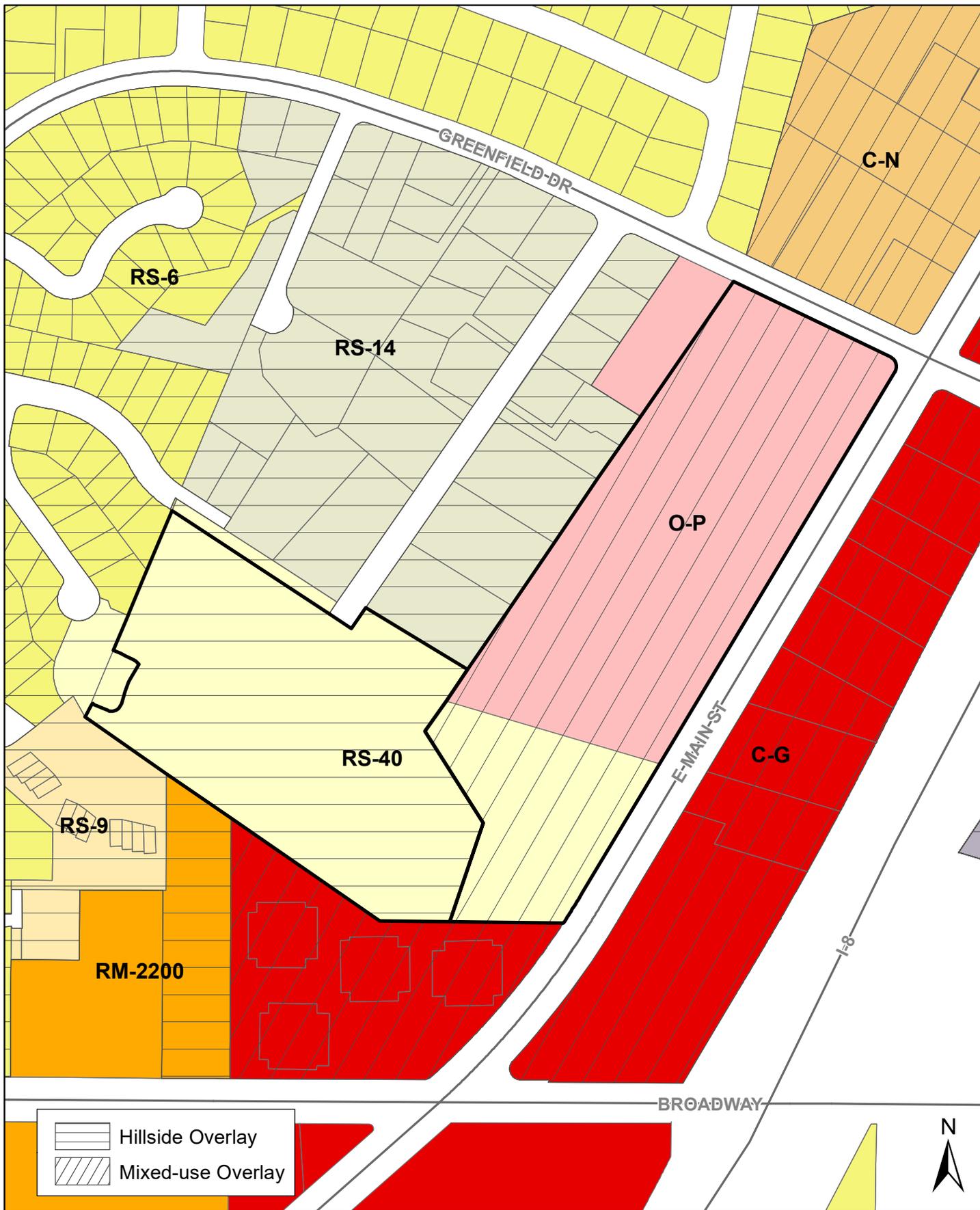
**SPECIFIC PLAN NO. 2022-0004.** This is a City Council initiated proposal to adopt a specific plan for property located at the southwest corner of Greenfield Dr. and East Main St. The proposed specific plan will implement the General Plan and will include procedures for future development of the site. No development is authorized with the specific plan. 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 City Hall in 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 **NOAH ALVEY** at 619-441-1795 or via email at [nalvey@elcajon.gov](mailto:nalvey@elcajon.gov) and reference "SP-2022-0004" in the subject line.









## City Council Meeting Schedule

January 2023 - December 2023

January 2023 <span style="float: right;">1</span>						
S	M	T	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February 2023 <span style="float: right;">2</span>						
S	M	T	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March 2023 <span style="float: right;">3</span>						
S	M	T	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April 2023 <span style="float: right;">4</span>						
S	M	T	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May 2023 <span style="float: right;">5</span>						
S	M	T	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June 2023 <span style="float: right;">6</span>						
S	M	T	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

July 2023 <span style="float: right;">7</span>						
S	M	T	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August 2023 <span style="float: right;">8</span>						
S	M	T	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September 2023 <span style="float: right;">9</span>						
S	M	T	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

October 2023 <span style="float: right;">10</span>						
S	M	T	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November 2023 <span style="float: right;">11</span>						
S	M	T	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

December 2023 <span style="float: right;">12</span>						
S	M	T	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> City Council (619) 441-1763	<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> City Hall Closed	<span style="background-color: #FFFF00; border: 1px solid black; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Holidays	<span style="background-color: #DDA0DD; border: 1px solid black; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> League of CA Cities Conference To be Announced, Long Beach CA
<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Planning Commission (619) 441-1742			