

ONLINE AGENDA INFORMATION

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CITY OF EL CAJON

*City Council/Housing Authority/
Successor Agency to the Redevelopment Agency*

AGENDA



January 27, 2015

**Honoring
and celebrating
the people
who make
El Cajon**

***The Valley
of
Opportunity***

Bill Wells
Mayor

Bob McClellan
Mayor Pro Tem

Tony Ambrose
Councilmember

Star Bales
Councilmember

Gary Kendrick
Councilmember

Douglas Williford
City Manager

Morgan Foley
City Attorney

Majed Al-Ghafry
Assistant City Manager

Belinda Hawley
City Clerk



Upcoming Events in El Cajon **City Council Meeting for January 27, 2015**



January 27 - The El Cajon City Council will interview applicants for City Commissions & Committees at the 7:00 p.m. City Council Meeting. For further information, please call the City Clerk's Office: (619) 441-1764.

January 28 – Fair Housing Workshop will be held in the Community Room of the El Cajon Police Station, located at 100 Civic Center Way, from 6:00 p.m. to 8:00 p.m. For more information, please call (619) 677-2003, ext. 322.

January 29 - The El Cajon Farmers' Market, in Downtown El Cajon, continues every Thursday, from 3:00 p.m. to 7:00 p.m. at the Prescott Promenade, 201 East Main Street. Enjoy fresh fruit, vegetables, bread, prepared hot food, music and more! Visit www.elcajonfarmersmarket.org.

January 30 and February 13 - Alternate Friday closures for El Cajon City offices. Please go to www.cityofelcajon.us for a full calendar of hours for City offices during 2015.

February 3 - The East County Chamber's Annual Citizen of the Year Luncheon will take place from 12:00 p.m. to 2:00 p.m. in the Ronald Reagan Community Center, at 195 E. Douglas Avenue. Join the Chamber as they honor the Citizen of the Year, Chuck Hansen. The cost is \$22 per person. For reservations, please call (619) 440-6161.

February 10 & 24 - El Cajon City Council Meetings are at 3:00 p.m., and 7:00 p.m. (as needed). The meetings are held in the Council Chamber at 200 Civic Center Way. For more information, and to view the full agenda online, please visit www.cityofelcajon.us.

February 11 – The Antique & Collectible Show will be from 12:00 p.m. to 4:00 p.m. at the Ronald Reagan Community Center. See a wide selection of antiques from jewelry to art. Park and admission are free. Please call (619) 887-8762 for more information.

February 14 - Happy Valentine's Day!

February 16 - City offices will be closed in observance of the President's Day holiday.

El Cajon Recreation Department - The City of El Cajon Recreation Guide for Winter 2015 is available, register now! See a wide variety of classes and sports available for every member of the family! You may register in person at any El Cajon Recreation Center or online at www.elcajonrec.org. For more information, please call (619) 441-1754.

Upcoming Community Event:

March 15 - St. Patrick's Day Half Marathon & 5K Run/Walk sponsored by the Run East County Foundation. The Half Marathon begins at 198 West Main Street in Downtown El Cajon, near the El Cajon Arch. Funds raised will benefit several East County charities. Visit www.stpatricksdlayhalf.com to register or to be a volunteer.



AGENDA



January 27, 2015
3:00 p.m.

The Agenda contains a brief general description of each item to be considered and most items have a *RECOMMENDATION* from Staff or a Commission, which Council will consider when making a final decision.

Copies of written documentation relating to each item of business on the Agenda are on file in the City Clerk's Office and in the Agenda Book next to the podium in the Council Chambers.

PLEASE COMPLETE A "REQUEST TO SPEAK" FORM FOR EACH ITEM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE CITY CLERK if you wish to speak about an Item on the Agenda or under Public Comment.

- **CALL TO ORDER:** Mayor Bill Wells
- **ROLL CALL:** Deputy City Clerk Angela Aguirre



PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

- **POSTINGS:** The City Clerk posted Orders of Adjournment of the January 13, 2015, Meeting and the Agenda of the January 27, 2015, Meetings in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.
- **PRESENTATIONS:**
 - Employee Service Awards
 - Crime Free Multi-Housing Program
 - Teen Coalition
- **AGENDA CHANGES:**

*Backup Information Available - Housing Authority and Successor Agency Items are identified.

CONSENT ITEMS: (1.1 – 1.8)

Consent Items are routine matters enacted by one motion according to the RECOMMENDATION listed below. With the concurrence of the City Council, a Council Member or person in attendance may request discussion of a *Consent Item* at this time.

***1.1 MINUTES OF CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY MEETINGS**

RECOMMENDATION: That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approve Minutes of the January 13, 2015 Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

1.2 WARRANTS

RECOMMENDATION: That the City Council approve payment of Warrants as submitted by the Finance Department.

1.3 APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL OF ORDINANCES ON AGENDA

RECOMMENDATION: That the City Council approve the reading by title and waive the reading in full of all Ordinances on the Agenda.

***1.4 RESOLUTION: AWARD OF BID NO. 022-15, MAINTENANCE AND REPAIRS OF MECHANICAL DOORS AND ELECTRIC GATES (Report: Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order, awarding the bid to the lowest responsive, responsible bidder, Vinyard Doors, Inc., in the estimated amount of \$32,820.00 for the first year, with the option to renew for four additional one-year periods.

CONSENT ITEMS: (Continued)

***1.5 NEXTGEN REGIONAL COMMUNICATION SYSTEM (RCS) – MICROWAVE BACKHAUL NETWORK REPLACEMENT PROJECT (Report: Chief of Police)**

RECOMMENDATION: That the City Council takes the following actions:

- Authorize the City Manager or designee to accept the FY 2014 Homeland Security Grant Program (HSGP) Urban Areas Security Initiative (UASI) funds in an amount up to \$65,000 and to execute any grant documents and sub recipient agreements necessary for the receipt and use of these funds;
- Appropriate the UASI funds in an amount up to \$65,000; and,
- Authorize the Purchasing Agent, in accordance with Municipal Code 3.20.010.C.5, to execute a purchase agreement with Aviat U.S., Inc., utilizing San Diego County Contract No. 547601 for the purchase of radio equipment.

***1.6 ACCEPTANCE OF HILLSIDE RECREATION CENTER RENOVATION PROJECT, IFM NO. 3440, BID NO. 017-14 (Report: Assistant City Manager)**

RECOMMENDATION: That the City Council accept the project, authorize the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

***1.7 RESOLUTION: EMERGENCY STORM DRAIN REPAIRS ON KENNY STREET, WW3448 (Report: Deputy Director of Public Works)**

RECOMMENDATION: That the City Council approve the next RESOLUTION in order to include the following actions:

- Pursuant to Municipal Code Section 2.04.145, acknowledge that an emergency condition exists and that emergency pipeline repairs are needed without giving notice for bids as provided for in Public Contract Code Section 22050;
- Authorize the City Manager to approve a change order to the existing public works contract with Repipe California LP (Repipe California), Bid 004-14, Sewer and Storm Drain Repairs and Replacement 2013 (WW3448) not to exceed the amount of \$474,114; and
- Appropriate \$172,365 from the Wastewater Fund to supplement the budget for project WW3448 for the purpose of performing emergency repairs to the storm drain on Kenny Street.

CONSENT ITEMS: (Continued)

- *1.8 **SUBDIVISION AGREEMENT AND FINAL MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 656, 511 SOUTH MAGNOLIA AVENUE ENGINEERING JOB NO. 3452**
(Report: Deputy Director of Public Works)

RECOMMENDATION: That the City Council approve the Subdivision Agreement and Final Map for Tentative Subdivision Map (TSM) 656 at 511 South Magnolia Avenue, authorizing execution of the Agreement.

PUBLIC COMMENT:

At this time, any person may address a matter within the jurisdiction of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency that is not on the Agenda. Comments relating to items on today's agenda are to be taken at the time the item is heard. State law prohibits discussion or action on items not on the Agenda; however, Council, Authority and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda.

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS:

- *3.1 **SUBSTANDARD ABATEMENT AND INTENT TO LIEN AT 585 NORTH MOLLISON AVENUE**
(Report: Building Official/Fire Marshal)

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony
- Close the Public Hearing

THEN

- Determine assessment of staff time, administrative costs, civil penalties, and additional costs incurred by the City;
- Direct staff to file a release of notice of restriction against the property; and
- Direct staff to file a lien against the property if administrative fees, staff time and civil penalties are not paid within 90 days.

4. ADMINISTRATIVE REPORTS:

- *4.1 DONATION OF ADVANCED TRAUMA KIT FOR POLICE VEHICLES
(Report: Chief of Police)**

RECOMMENDATION: That the **City Council** authorize the City Manager, or designee, to accept the donation of the Advanced First Aid Trauma Kits from Foothills Christian Fellowship, valued at \$4,550.00, for the Police Department's marked police vehicle fleet.

- *4.2 LAW ENFORCEMENT TECHNOLOGY REPORT: BODY WORN
CAMERAS (Report: Chief of Police)**

RECOMMENDATION: That the **City Council** instruct the Police Department to continue its research into developing and implementing a body-worn camera program.

5. COMMISSION REPORTS: None

6. ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS

SANDAG (San Diego Association of Governments); SANDAG Public Safety Committee; League of California Cities, San Diego Division; Heartland; Fire Training JPA – Alternate; Indian Gaming Local Community Benefit Committee.

- *6.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

- *6.2 LEGISLATIVE REPORT – No Report**

ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA;.

- *7.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)

8.

COUNCILMEMBER TONY AMBROSE

SANDAG (San Diego Association of Governments) - Alternate; SANDAG Public Safety Committee – Alternate; Chamber of Commerce – Government Affairs; MTS (Metropolitan Transit System Board) - Alternate; East County Economic Development Council; METRO Commission/ Wastewater JPA.

***8.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

9.

MAYOR PRO TEM BOB McCLELLAN

MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate.

***9.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

10.

COUNCILMEMBER STAR BALES

East County Economic Development Council - Alternate; METRO Commission/ Wastewater JPA – Alternate; Indian Gaming Local Community Benefit Committee – Alternate.

***10.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

11. JOINT COUNCILMEMBER REPORTS – None

12. GENERAL INFORMATION ITEMS FOR DISCUSSION

13. ORDINANCES: FIRST READING – None

14. ORDINANCES: SECOND READING AND ADOPTION

***14.1 ZONING CODE AMENDMENT NO. 427**

RECOMMENDATION: That Mayor Wells requests the City Clerk to recite the title of the Ordinance.

An Ordinance of the City Council of the City of El Cajon Implementing the Zoning Code Omnibus Update And General Plan Amendment by Amending Title 17 of the El Cajon Municipal Code (Zoning) to Revise, Correct And Fill Regulatory Gaps In Chapters 17.25, 17.35, 17.40, 17.57, 17.60, 17.65, 17.75, 17.105, 17.110, 17.115, 17.130, 17.155 17.140, 17.145, 17.150, 17.165, 17.185, 17.190, 17.195, 17.205, 17.215, 17.225, 17.235 And 17.245 Of Title 17; Repealing the Current And Adding A New Chapter 17.135 Establishing A Mixed-Use Overlay Zone; Adding to And Clarifying Chapters 17.145, 17.150, 17.210 And Adding A New Section 17.225.210 to Chapter 17.225 Regulating Breweries And Alcohol Beverage Production; Amending Section 17.140.180 of Chapter 17.140 Removing the Separate Water Meter Requirement And Revising Parking Requirements For Second Family Units; Amending Sections 17.105.020 of Chapter 17.105, 17.140.210 of Chapter 17.140, And 17.155.020 of Chapter 17.155, Section 17.225.180 of Chapter 17.225 Regulating Transitional And Farmworker Housing; Adding A New Chapter 17.255 Providing An Administrative And Ministerial Process For Reviewing And Approving Requests For Reasonable Accommodation; Amending Section 17.155.020 to Chapter 17.155 to Permit Small Residential Care Facilities In The O-S Zone; Amending Section 17.140.210 of Chapter 17.140 to Allow Manufactured Homes In All Zones By Right; Amending Section 17.145.150 of Chapter 17.145 Permitting Single Room Occupancy In The C-G Zone; And Adding A New Chapter 17.260 Establishing An Airport Overlay Zone.

- **MOTION to adopt Ordinance**

15. CLOSED SESSION:

RECOMMENDATION: That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency adjourn to Closed Session as follows:

15.1 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION – pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9:

Name of Case: City of El Cajon v. C. Samuel Thornton
San Diego Superior Court
Case Number: 37-2014-00010886-CU-MC-CTL

16. RECONVENE TO OPEN SESSION:

City Attorney or Representative reports on action taken in Closed Session.

ADJOURNMENT: The Adjourned Regular Joint Meeting of the El Cajon City Council/El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 27th day of January 2015, is adjourned to Tuesday, January 27, 2015, at 7:00 p.m.

GENERAL INFORMATION:

The following item(s) are informational and are not discussed unless the Council/Authority brings the items forward for discussion under Item No. 12 of the agenda.

***A. Teen Coalition Status Report**

***B. December 2014 Donations to the El Cajon Animal Shelter**

In accordance with City Council Policy B-2, the following donations were received:

Kimberly Manson In memory of Betty Smith	\$100.00
Russ & Debbie Schultz	\$100.00
Richard & Charlene Berry In memory of Stephanie O'Connor on her birthday	\$100.00

GENERAL INFORMATION: (Continued)

Jennifer Aquiningoc	\$145.00
Patti McGrath	\$100.00
Penny Wilkins	\$150.00

JOINT MEETING
EL CAJON CITY COUNCIL/HOUSING AUTHORITY and
SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY

Tuesday, January 27, 2015

7:00 p.m.

COUNCIL CHAMBERS
200 Civic Center Way
El Cajon, California

A G E N D A

- **CALL TO ORDER:** Mayor Bill Wells
- **ROLL CALL:** Deputy Clerk Angela Aguirre

PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

- **AGENDA CHANGES:**
- **PUBLIC COMMENT:**

At this time, any person may address a matter within the jurisdiction of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency that is not on the Agenda. Comments relating to items on today's docket are to be taken at the time the item is heard. State law prohibits discussion or action on items not on the Agenda; however, Council, Authority and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda.

*Backup Information Available – Housing Authority
and Successor Agency Items are identified

INTERVIEWS:

***100 INTERVIEWS FOR COMMISSION/COMMITTEE VACANCIES (Report: City Clerk)**

RECOMMENDATION: That the **City Council** conducts interviews for positions on City Commissions and Committees, and appoint applicants to serve appropriate terms. The Council may elect to extend the application period for seats on the Personnel and Veterans' Commissions, to allow a sufficient number of candidates to participate in the selection process, per City Council Policy A-27.

GILLESPIE FIELD DEVELOPMENT COUNCIL

Vacancies: Two members: (2) Term expirations – Robert Davison (expires January 31, 2015) and Jeff Swiney (expires March 18, 2015)

Duration: One (1) Four-Year Term will expire January 31, 2019
One (1) Four-Year Term will expire March 18, 2019

Applicants:

1. Robert Davison (Incumbent)
2. Alhim Razok
3. Michael Rhea
4. Jeff Swiney (Incumbent)

PERSONNEL COMMISSION

Vacancy: One Commissioner: (1) Term expiration - Donald Bishop

Duration: One (1) Four-Year Term to expire January 31, 2019

Applicant:

1. Donald Bishop* (Incumbent)

INTERVIEWS: (Continued)

PLANNING COMMISSION

Vacancies: Two Commissioners: (2) Term expirations – Paul Circo and Adel Dankha

Duration: Two (2), Four-Year Terms to expire January 31, 2019

Applicants:

1. Paul Circo (Incumbent)*
2. Stephanie Harper*
3. Sana Kappouta*
4. Phuoc Le*
5. Emily “Lily” Schworm*
6. Katherine Spacone*
7. Allen Theweny*
8. Jerome “Jerry” Turchin*

PUBLIC SAFETY FACILITY FINANCING OVERSIGHT COMMITTEE:

Vacancies: Four members: (4) Term Expirations – Nancy Crane, Michael Huse, James Rue and Rodgers Smith

Duration: Four (4), Four-Year Terms to expire January 31, 2019

Applicants:

1. Jack Gould*
2. Stephanie Harper*
3. Michael Huse (Incumbent)*
4. Ron Moen*
5. Michelle Nguyen
6. James Rue (Incumbent)*
7. Rodgers Smith (Incumbent)*

VETERANS’ COMMISSION:

Vacancies: One Commissioner: (1) Term Expiration – George Glover

Duration: One (1) Four-Year Term will expire January 31, 2019

Applicant:

1. George Glover* (Incumbent)

*Resident of City of El Cajon

101 ITEMS CONTINUED FROM THE 3:00 P.M. MEETING (IF ANY)

ADJOURNMENT: The Adjourned Regular Joint Meeting of the El Cajon City Council/El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 27th day of January, 2015, is adjourned to Tuesday, February 10, 2015, at 3:00 p.m.

DRAFT MINUTES

1.1

JOINT MEETING OF THE EL CAJON CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

January 13, 2015

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California held Tuesday, January 13, 2015, was called to order by Mayor/Chair Bill Wells at 3:00 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

ROLL CALL

Council/Agencymembers present: Ambrose, Bales and Kendrick
Council/Agencymembers absent: None
Mayor Pro Tem/Vice Chair present: McClellan
Mayor/Chair present: Wells
Other Officers present: Hawley, City Clerk/Secretary
Foley, City Attorney/General Counsel
Williford, City Manager/Executive Director
Al-Ghafry, Assistant City Manager

PLEDGE OF ALLEGIANCE TO FLAG led by Mayor Wells and MOMENT OF SILENCE.

POSTINGS: The City Clerk posted Orders of Adjournment of the December 9, 2014, meetings and the Agenda of the January 13, 2015, meeting in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- **San Diego Airport Authority: Airport Development Plan**

AGENDA CHANGES: None

CONSENT ITEMS: (1.1 – 1.11)

1.1 MINUTES OF CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY.

Approve Minutes of the December 9, 2014 Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

1.2 WARRANTS

Approve payment of Warrants as submitted by the Finance Department.

1.3 APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL OF ORDINANCES ON AGENDA

Approve the reading by title and waive the reading in full of all Ordinances on the Agenda.

1.4 RESOLUTION: AWARD OF BID No. 024-15, MEDIAN IMPROVEMENTS (Report: Purchasing Agent)

Adopt RESOLUTION No. 001-15 to award the bid to the lowest responsive, responsible bidder, Tri-Group Construction and Development, Inc., in the amount of \$1,185,262.00.

CONSENT ITEMS: (Continued)

1.5 RESOLUTION: AWARD OF BID NO. 028-15, WASHINGTON AVENUE TRAFFIC MONITORING STATION (Report: Purchasing Agent)

Adopt RESOLUTION No. 002-15 to award the bid to the lowest responsive, responsible bidder, Traffic Development Services, Inc., in the amount of \$62,758.00 with an Additive Alternate of \$5,800.00.

1.6 HILLSIDE RECREATION CENTER RENOVATION PROJECT – CHANGE ORDER #4, JOB NO. 3440, BID NO. 017-14 (Report: Assistant City Manager)

Approve Contract Change Order #4 with E.C. Constructors, Inc., in the amount of \$52,420 to complete the Hillside Recreation Center Renovation Project.

1.7 ACCEPTANCE OF STREET RESURFACING 2014, PW3490, BID NO. 008-15 (Report: Deputy Director of Public Works)

Accept the project, authorize the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

1.8 RADIO EQUIPMENT PURCHASE (Report: Purchasing Agent)

Authorize the Purchasing Agent, in accordance with Municipal Code 3.20.010.C.5, to execute a purchase agreement with Motorola Solutions, Inc., utilizing San Diego County RCS Contract No. 548289 for the purchase of 58 replacement radios in the amount of \$291,145.40.

1.9 AUTHORIZATION TO AMEND CONTRACT FOR PROFESSIONAL SERVICES FROM FIELD DATA SERVICES OF ARIZONA FOR CITY-WIDE TRAFFIC COUNTS (Report: Deputy Director of Public Works)

Approve the third contract amendment for the option to extend the contract one additional year; and authorize the City Manager to execute a Professional Services Agreement with Field Data Services of Arizona. The current contract agreement expired on January 2, 2015.

CONSENT ITEMS: (Continued)

1.10 RESOLUTION: ALL-WAY STOP SIGN REQUEST AT WINDMILL VIEW ROAD AND BELMORE COURT (Report: Deputy Director of Public Works)

Adopt RESOLUTION No. 003-15 to establish permanent all-way stop signs on Windmill View Road at the intersection of Belmore Court in order to enhance safe and efficient pedestrian and traffic flow.

PULLED FOR DISCUSSION:

1.11 RESOLUTION: PROPERTY RIGHTS ACQUISITION – ACCESS RIGHTS ALONG FLETCHER PARKWAY AT 100 FLETCHER PARKWAY (Report: Deputy Director of Public Works)

RECOMMENDATION: That the City Council:

- Approve the Purchase Agreement with the California Department of Transportation (Caltrans), copy attached;
- Authorize the City Manager to execute the agreement and any additional documents pertaining to the transaction necessary to implement the terms and conditions to complete the purchase of the access rights for the property at 100 Fletcher Parkway;
- Appropriate \$189,500 in the General Fund - Other Financing Uses for transfer to the Capital Improvement Projects Fund to establish the budget for the purchase of the access rights to the property and other project costs; and
- Adopt the next RESOLUTION in order to authorize the purchase of the access rights for the property outlined in the Purchase Agreement.

DISCUSSION

Lorraine Leighton suggested to the City Council to consider opening a homeless shelter at the 100 Fletcher Parkway, the former location of the Police Department.

No one else came forward to speak.

MOTION BY McCLELLAN, SECOND BY KENDRICK, to approve Consent Items 1.1 to 1.11

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC COMMENT:

Bonnie Price requested the City consider enacting a rent control ordinance for mobile home parks in El Cajon to protect the elderly citizens who live on a fixed income.

Yacoub Younan, representing the East County Taxicab owners and drivers, explained that East County drivers are only allowed to pick up fares from the East County, while drivers from the County are allowed to pick up from anywhere in the County. This situation affects their business and they would like to be allowed the same privileges as the county drivers.

Mayor Pro Tem McClellan indicated he is the City's representative for MTS, and has letter to present to MTS.

Mayor Wells requested that **Mayor Pro Tem McClellan** give Council future updates regarding this issue.

2. **WRITTEN COMMUNICATIONS: None**

3. **PUBLIC HEARINGS: None**

4. **ADMINISTRATIVE REPORTS: None**

5. **COMMISSION REPORTS**

6. **ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS**

SANDAG (San Diego Association of Governments); SANDAG Public Safety Committee; League of California Cities, San Diego Division; Heartland; Fire Training JPA – Alternate; Indian Gaming Local Community Benefit Committee.

6.1 Council Activities Report/Comments

REPORT AS STATED.

6.2 LEGISLATIVE REPORT: No Report

6.3 COUNCIL ASSIGNMENTS

RECOMMENDATION: That the City Council consider and approve council assignments to the various boards and commissions giving El Cajon input on matters important to this region as follows:

Mayor Bill Wells: SANDAG (San Diego Association of Governments); SANDAG Public Safety Committee – Chair; League of California Cities, San Diego Division; Heartland Fire Training JPA – Alternate; Indian Gaming Local Community Benefit Committee.

Mayor Pro Tem Bob McClellan: MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate.

Councilmember Tony Ambrose: SANDAG – Alternate; SANDAG Public Safety Committee – Alternate; Chamber of Commerce – Government Affairs; MTS (Metropolitan Transit System Board) – Alternate; East County Economic Development Council; METRO Commission/Wastewater JPA.

Councilmember Star Bales: East County Economic Development Council – Alternate; METRO Commission/Wastewater JPA – Alternate; Indian Gaming Local Community Benefit Committee – Alternate.

Councilmember Gary Kendrick: Heartland Communications JPA; Heartland Fire Training JPA.

City Attorney Foley clarified that recent changes in regulations from the FPPC Commission allow **Councilmembers** to vote on the positions assigned to them by **Mayor Wells**.

MOTION BY McCLELLAN, SECOND BY BALES, to APPROVE the council assignments as recommended.

MOTION CARRIES BY UNANIMOUS VOTE.

ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

COUNCILMEMBER TEM GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA; SANDAG (San Diego Association of Governments) - Alternate; SANDAG Public Safety Committee – Alternate

7.1 Council Activities Report/Comments

In addition to the stated report, **Councilmember Kendrick** praised the Police Department on doing a great job for the community, and he acknowledged the great job done by the East County Transitional Living Center at Christmas time.

8.

COUNCILMEMBER TONY AMBROSE

Chamber of Commerce – Government Affairs; MTS (Metropolitan Transit System Board) - Alternate; East County Economic Development Council; METRO Commission/ Wastewater JPA.

8.1 Council Activities Report/Comments

In addition to the stated report, **Councilmember Ambrose** thanked **Chief of Police Redman**, the Police Department, **Fire Chief Sitta** and his staff for participating in the East County Christmas for Kids.

9.

MAYOR PRO TEM BOB McCLELLAN

MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate.

9.1 Council Activities Report/Comments

In addition to the stated report, **Mayor Pro Tem McClellan** apologized for missing the El Cajon Ford celebration due to family emergencies.

ACTIVITIES REPORTS OF COUNCILMEMBERS (Continued)

10. COUNCILMEMBER STAR BALES

East County Economic Development Council - Alternate; METRO Commission/Wastewater JPA – Alternate; Indian Gaming Local Community Benefit Committee – Alternate.

10.1 Council Activities Report/Comments

In addition to the stated report, **Councilmember Bales** thanked Police and Fire staff for their work in making the city a safer place to live in. She expressed her appreciation to everyone who made the Christmas Season a special one for the children in El Cajon.

Mayor Pro Tem McClellan invited the students present in the audience to introduce themselves to **Council**.

11. JOINT COUNCILMEMBER REPORTS: None

12. GENERAL INFORMATION ITEMS FOR DISCUSSION: None

13. ORDINANCES: FIRST READING - None

14. ORDINANCES: SECOND READING AND ADOPTION - None

DRAFT

Remainder of page intentionally left blank.

15. CLOSED SESSION

RECOMMENDATION: That the City Council/Redevelopment Agency adjourn to Closed Session as follows:

15.1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR – Pursuant to Section 54956.8 of the Government Code:

<u>Property</u>	<u>Negotiating Parties</u>	<u>Agency Negotiators</u>
APN #482-250-34-00 531-555 Raleigh Avenue	C3 Investments, Inc.	City Manager Assistant City Manager City Attorney

Under negotiation: For the Successor Agency Board to provide instructions to its negotiators regarding the price and terms for payment for the potential sale of property owned by the Successor Agency.

15.2 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9:

Number of potential cases: 1

15.3 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION – pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9:

Name of Case: City of El Cajon v. High Rise Patients Group

San Diego Superior Court
Case Number: 37-2014-00040306-CU-MC-CTL

MOTION BY AMBROSE, SECOND BY KENDRICK, to ADJOURN to Closed Session at 3:37 p.m.

MOTION CARRIES BY UNANIMOUS VOTE.

City Attorney Foley explained to the students present at the meeting the reason some items are presented under Closed Session.

16. RECONVENE TO OPEN SESSION AT 4:15 P.M.

City Attorney Foley reports the following actions:

- 15.1** On a motion by **Councilmember Bales**, second by **Councilmember Ambrose**, with a unanimous vote, the **City Council** approved the acceptance of an offer made by C3 Investments, Inc. for property located at 531-555 Raleigh Avenue, for \$780,000.00.
- 15.2** City Council gave direction to the City Attorney's Office.
- 15.3** City Council gave direction to the City Attorney's Office.
- 15.4** City Council gave direction to the City Attorney's Office.

Adjournment: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 13th day of January, 2015, at 4:17 p.m. to Tuesday, January 27, 2015, at 3:00 p.m.

DRAFT

BELINDA A. HAWLEY, CMC
City Clerk/Secretary

**APPROVAL OF READING BY TITLE AND WAIVER OF READING
OF ORDINANCES ON THIS AGENDA**

The City Council waives the reading of the full text of every ordinance contained in this agenda and approves the reading of the ordinance title only.

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CITY CLERK
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City of El Cajon Agenda Report

MEETING: Jan. 27, 2015

ITEM NO: 1.4



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Purchasing Agent

SUBJECT: Award of Bid No. 022-15, Maintenance and Repairs of Mechanical Doors and Electric Gates

RECOMMENDATION: That the City Council adopt the next resolution in order, awarding the bid to the lowest responsive, responsible bidder, Vinyard Doors, Inc., in the estimated amount of \$32,820.00 for the first year, with the option to renew for four additional one-year periods.

BACKGROUND: On June 24, 2014, the City Council approved the budget for maintenance and repairs of mechanical doors and electric gates. Staff concluded that due to the dollar amount of the services over the next five years, a bid was required with a one-year term and four one-year renewal options. The bid was posted on the City's website and 1,018 registered vendors received e-mail notification of the notice to bid.

In accordance with Public Contract Code, a legal ad was placed with the East County Gazette for two consecutive weeks. Eleven prospective bidders obtained bid packages and one response was received and opened at 2:00 p.m. on December 11, 2014. The sole response complied with all requirements of the bid and provided favorable pricing.

Purchasing, in concurrence with the Assistant City Manager, recommends award of the bid to the sole responsive, responsible bidder, Vinyard Doors, Inc. The bid summary is attached and complete proposals are on file in Purchasing.


FISCAL IMPACT: Sufficient funds are available for this contract in Public Works-Facilities Operations.

PREPARED BY:

REVIEWED BY:

APPROVED BY:


Dede Porter
PURCHASING AGENT


Majed Al-Ghafry
ASSISTANT
CITY MANAGER


Douglas Williford
CITY MANAGER

BID SUMMARY - BID NO. 022-15

BIDDER

BID AMOUNT

Vinyard Doors, Inc. (San Diego)

\$ 32,820.00*

*Recommend Award

RESOLUTION NO. -15

RESOLUTION AWARDING BID FOR
MAINTENANCE AND REPAIRS OF
MECHANICAL DOORS AND ELECTRIC GATES
(Bid No. 022-15)

WHEREAS, on June 24, 2014, the City Council approved a budget for maintenance and repairs of mechanical doors and electric gates, in the City of El Cajon; and

WHEREAS, eleven (11) prospective bidders obtained bid packages, and one (1) response to the Invitation to Bid for Maintenance and Repairs of Mechanical Doors and Electric Gates was received and publicly opened at 2:00 p.m. on December 11, 2014; and

WHEREAS, the bid submitted met the necessary requirements; and

WHEREAS, Purchasing, in concurrence with the Assistant City Manager, recommends award of the bid to the sole responsive, responsible bidder; and

WHEREAS, the City Council believes it to be in the best interests of the City to award the contract to the lowest responsive, responsible bidder.

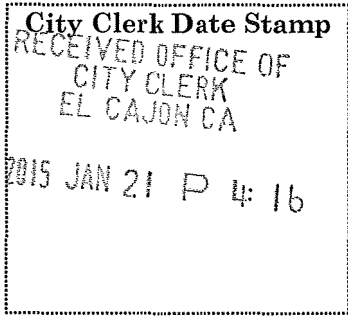
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

1. The City Council does hereby reject all other bids and proposals except that herein mentioned, and awards the bid for the Maintenance and Repairs of Mechanical Doors and Electric Gates to:

Vinyard Doors, Inc.

in the estimated amount of \$32,820.00 for the first year, with the option to renew for four (4) additional one-year periods.

2. The Mayor and City Clerk are authorized and directed to execute a contract for said project on behalf of the City of El Cajon.



City of El Cajon Agenda Report

MEETING: 1/27/2015

ITEM NO: 1.5



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Chief of Police Jim Redman

SUBJECT: NextGen Regional Communication System (RCS) –
Microwave Backhaul Network Replacement Project

RECOMMENDATION:

That the City Council takes the following actions:

1. Authorize the City Manager or designee to accept the FY 2014 Homeland Security Grant Program (HSGP) Urban Areas Security Initiative (UASI) funds in an amount up to \$65,000 and to execute any grant documents and sub recipient agreements necessary for the receipt and use of these funds;
2. Appropriate the UASI funds in an amount up to \$65,000; and,
3. Authorize the Purchasing Agent, in accordance with Municipal Code 3.20.010.C.5, to execute a purchase agreement with Aviat U.S., Inc., utilizing San Diego County Contract No. 547601 for the purchase of radio equipment.

BACKGROUND:

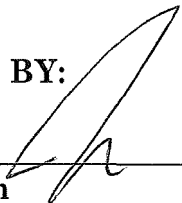
The current regional public safety radio communications system infrastructure, managed by the County of San Diego, is nearing its end of life. The San Diego County RCS Management team has developed a plan, which has been vetted through present participants, to replace the existing RCS communications network infrastructure with a new P25 compliant platform. The total cost of the NextGen project has been projected at \$105M; however, the County has received funds from several grants to lower the cost which will be shared by participating RCS parties, currently estimated at approximately \$86M. The replacement is expected to occur over the course of several years, beginning early in 2015, with final completion projected in late 2018.

On behalf of the City of El Cajon, the County's RCS Management team has obtained 2014 UASI funding for the City to purchase RCS microwave network equipment necessary to connect El Cajon to the RCS infrastructure. This radio equipment, at a cost not to exceed \$65,000, is an essential intermediary step in the larger project. Additionally, the County of San Diego, through a competitive bidding process, has a contract with Aviat U.S., Inc., to purchase the necessary radio equipment for the RCS upgrade. The City will utilize this contract to purchase the necessary microwave network equipment being funded by the 2014 UASI grant.

FISCAL IMPACT:

This grant will provide up to \$65,000 in UASI funds to purchase this equipment and will be budgeted in 253900, UASI Grants. There will be no impact to the General Fund.

PREPARED BY:



Jim Redman
CHIEF OF POLICE

APPROVED BY:



Douglas Williford
CITY MANAGER

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2015 JAN 21 P 4:17

City of El Cajon Agenda Report

MEETING: Jan. 27, 2015
ITEM NO: 1.6



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Assistant City Manager

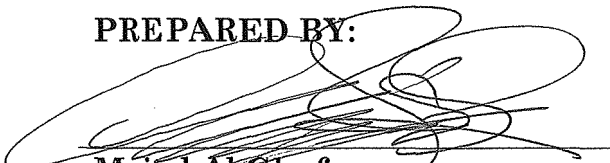
SUBJECT: Acceptance of Hillside Recreation Center Renovation Project, IFM
No. 3440, Bid Number 017-14

RECOMMENDATION: That the City Council accept the project, authorize the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

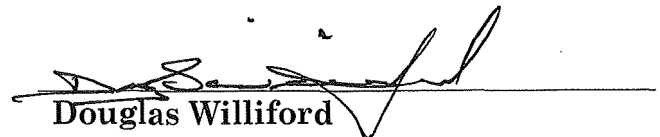
BACKGROUND: On March 25, 2014, the El Cajon City Council (City Council) awarded a contract to E.C. Constructors, Inc. (Contractor) in the amount of \$1,108,499 for the renovation of the Hillside Recreation Center (Project). The improvements included structural building repairs, improving drainage, roof replacement, heating and air conditioning, refinishing gym floors, interior painting, a fully renovated kitchen and new cabinetry throughout. The renovation work was funded through General Funds. The project was completed on October 31, 2014. Quantities and payments have been finalized.

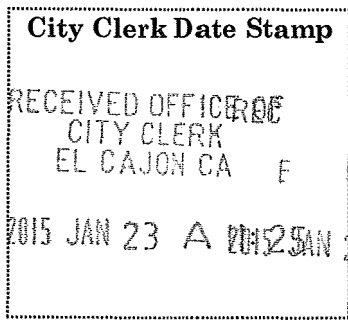
FISCAL IMPACT: There is no fiscal impact as a result of this action. The total construction expenditure on this project is \$1,498,362.34.

PREPARED BY:


Majed Al-Ghafry
ASSISTANT CITY MANAGER

APPROVED BY:

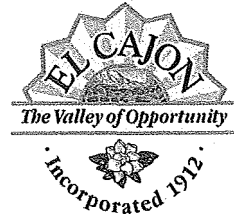

Douglas Williford
CITY MANAGER



City of El Cajon Agenda Report

MEETING: Jan. 27, 2015

ITEM NO: 1.7



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Deputy Director of Public Works

SUBJECT: Emergency Storm Drain Repairs on Kenny Street, WW3448

RECOMMENDATION: That the City Council approve the next resolution in order to include the following actions:

- 1) Pursuant to Municipal Code Section 2.04.145, acknowledge that an emergency condition exists and that emergency pipeline repairs are needed without giving notice for bids as provided for in Public Contract Code Section 22050;
- 2) Authorize the City Manager to approve a change order to the existing Public Works contract with Repipe California LP (Repipe California), Bid 004-14, Sewer and Storm Drain Repairs and Replacement 2013 (WW3448) not to exceed the amount of \$474,114; and
- 3) Appropriate \$172,365 from the Wastewater Fund to supplement the budget for project WW3448 for the purpose of performing emergency repairs to the storm drain on Kenny Street.

BACKGROUND:

Public Works staff has been conducting a City-wide inspection of storm drain metal pipes and has discovered badly corroded pipes on Kenny Street requiring immediate repair to avoid probable failure. Public Works maintenance crews have also reported previous sink holes along the pipeline alignment. Public Works staff recommends immediate emergency repairs to the pipeline and recommends that the City Council make a finding that the needed repairs constitute an emergency, and authorize staff to solicit a repair proposal without public notice and bidding. The specific work to be done is indicated on the attached proposed Change Order and consists of repairs for over 2,000 lineal feet of corrugated metal pipe (CMP).

The City of El Cajon has an active wastewater project (WW3448) with Repipe California to repair pipelines at various locations throughout the City which was awarded by the City Council in September 2014. Repipe California has submitted a proposal to repair the pipeline on Kenny Street at a price that was determined by staff to be reasonable and competitive. Staff is recommending acceptance of the proposal and approval of the attached contract change order. To fund the needed repairs, the City Council is requested to appropriate \$172,365 from the Wastewater Fund to supplement the exiting budget for Sewer and Storm Drain Repairs and Replacement 2013, WW3448. The current budget is attached.

CEQA:

The proposed pipeline repairs are exempt from the provisions of the California Environmental Quality Act (CEQA) according to Sections 15301 (Class 1) (b) and 15302 (Class 2) (c) of the CEQA Guidelines. Each section provides an exemption for the repair and replacement of existing utilities.

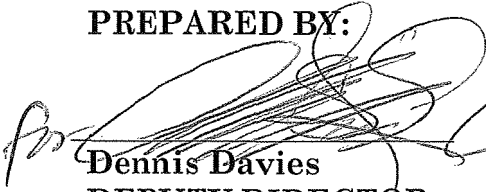
FISCAL IMPACT:

The construction related expenditures for the project currently total \$726,251. Repairs at Kenny Street are expected to cost an additional \$474,114. The total required funding for Sewer and Storm Drain Repairs and Replacement 2013, WW3448, which includes the Kenny Street Repairs, equals \$1,200,365. The FY 2015 budget included \$1,028,000 to cover construction related expenditures, leaving a deficit of \$172,365. Staff is requesting additional \$172,365 be appropriated from the Wastewater Fund to cover the additional funding for emergency repairs at Kenny Street.

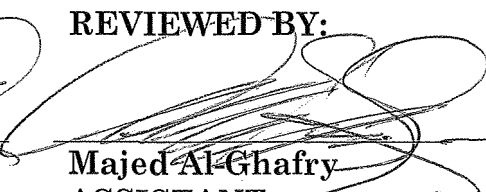
PREPARED BY:

REVIEWED BY:

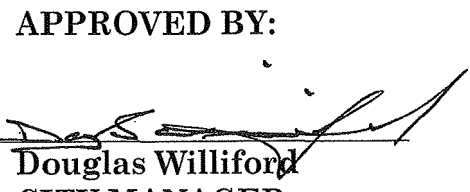
APPROVED BY:



Dennis Davies
DEPUTY DIRECTOR
OF PUBLIC WORKS



Majed Al-Ghafry
ASSISTANT
CITY MANGER



Douglas Williford
CITY MANAGER

Attachments:

1. Change Order Proposal
2. FY 2015 Budget for Sewer and Storm Drain Repairs and Replacement 2013

**CONSTRUCTION CHANGE ORDER
CITY OF EL CAJON, CALIFORNIA**

CONTRACT CHANGE ORDER NO: 2 DATE: January 20, 2015

PROJECT: Sewer & Storm Drain Repair and Replacement 2013, Kenney Street, Bid No.004-14

RESOLUTION NO: XXX-14 JOB NO: WW3448

CHANGE REQUESTED BY: City of El Cajon

TO: Repipe California, LP, CONTRACTOR

You are hereby directed to make the herein described change from the plans and specifications or do the following described work not included in the plans and specifications on this contract:

DESCRIPTION OF CHANGE:

This Change Order provides for adjustment of compensation to the Contractor to perform additional lining of various corrugated metal pipe (CMP) sections along Kenney Street by either cured-in-place pipe (CIPP), or pneumatically applied mortar (PAM) as determined to be most economical. In addition, the adjustment will include additional CMP invert paving, three (3) spot repairs, and three (3) clean-outs, type A.

The work will include:

- 1) CIPP lining of 444 lineal feet of 18" CMP.
- 2) CIPP lining of 449 lineal feet of 24" CMP.
- 3) CIPP lining of 1258 lineal feet of 36" CMP.
- 4) PAM lining of 84 lineal feet of 40" CMP.
- 5) Installation of two modified SDRSD D-09 Clean-outs Type A.
- 6) Installation of one SDRSD D-09 Clean-out Type A.
- 7) Perform a minimum five (5) linear foot spot repair on a section of 36" CMP between #1897N and #0893C.
- 8) Perform a minimum five (5) linear foot spot repair on a section of 36" CMP between #2012N and #2013N.
- 9) Perform a minimum five (5) linear foot spot repair on a section of 40" CMP between #2013N and the new clean-out.
- 10) Perform approximately 84 lineal feet of invert paving and rehabilitation on 40" CMP
- 11) Perform approximately 854 lineal feet of invert paving and rehabilitation on 36" CMP
- 12) This Change Order provides for an additional twenty-five (25) working days to be added to this contract.
- 13) Additional plan sheet including plan changes labeled as "Delta 3".

The amount payable under the Change Order has been negotiated and is believed to be fair and equitable compensation for the work.

This change will (1) not change ()
(2) increase (X) the amount payable under the Contract by :
(3) decrease ()

(A) Approximately _____ based on estimated Time and Material.

(B) \$474,114.00 based on: (1) Agreed lump sum _____ ()
(2) Unit prices in bid _____ ()
(3) Unit prices agreed upon \$474,114.00 (X)

SCHEDULE OF PRICES

Item (or Equip.)	Quantity or Time	Unit	Unit Price	Total
1 18" CMP lining	444	LF	\$ 101.00	\$ 44,844.00
2 24" CMP lining	449	LF	\$ 125.00	\$ 56,125.00
3 36" CMP lining	1258	LF	\$ 195.00	\$ 245,310.00
4 40" CMP lining	84	LF	\$ 315.00	\$ 26,460.00
5 Modified Cleanout SDRSD D-9, Type A	2	EA	\$ 12,500.00	\$ 25,000.00
6 Cleanout SDRSD D-9, Type A-6	1	EA	\$ 11,250.00	\$ 11,250.00
7 36" CMP spot repair (#1897N-#0893C)	5	LF	\$ 2,100.00	\$ 10,500.00
8 36" CMP spot repair (#2012N-#2013N)	5	LF	\$ 2,100.00	\$ 10,500.00
9 40" CMP spot repair (#2013N-New Cleanout)	5	LF	\$ 2,175.00	\$ 10,875.00
10 40" CMP invert paving	84	LF	\$ 40.00	\$ 3,360.00
11 36" CMP invert paving	854	LF	\$ 35.00	\$ 29,890.00
TOTAL				\$ 474,114.00

I, the undersigned contractor, have given careful consideration to the change proposed and hereby agree, if this proposal is approved, that I will include direct and indirect overhead costs, mobilization costs, provide all equipment, furnish all materials (except as may otherwise be noted above), and perform all services necessary for the work specified above. The unit costs and payment on the basis of time and materials as indicated in the SCHEDULE OF PRICES will be accepted as full payment for this change including any costs for delay. By signing below, I acknowledge that I have read and understood the foregoing and that this Contract Change Order fully compensates Repipe California, LP for all above-mentioned costs: Repipe California, LP does hereby waive any future claim for these costs arising from this Contract Change Order.

Accepted, Date _____ Contractor Repipe California, LP

By _____ Title _____

NOTE: This change is not effective until approved by the Superintendent of Streets.

Approved: CITY OF EL CAJON

By: _____
 SUPERINTENDENT OF STREETS

Date: _____

Distribution of Executed Signed Originals of CCO:
 Contractor, City Clerk, and Engineering Job File.

Distribution of Copies of the Executed Signed Originals of CCO:
 Inspector, PW Administrative Analyst, Finance.

CAPITAL IMPROVEMENT PROJECT

FISCAL YEAR 2014 - 2015

PROJECT NAME: SEWER AND STORM DRAIN REPAIR AND REPLACEMENT 2013 **ACTIVITY:** 650900
PROJECT NO: WW3448

Description:
 Repair or replace corrugated metal storm drain pipe and vitrified clay pipes (vcp) and junction structures throughout the City.

Justification:
 Much of El Cajon's pipeline infrastructure was installed in the 1960's and 1970's and consisted of corrugated metal pipe for storm drains and vcp for sewer mains. These pipes are at the end of their life cycle and require rehabilitation for an estimated cost of \$23,000,000 to repair pipes that require attention.

Scheduling:
 Pipeline repairs will continue on a priority basis as funds are available. It is projected that all current repairs will be completed by fiscal year 2027-28.

Relationship to General & Community Plans:
 Project will improve public facilities to properly handle drainage and sewage flows within the City and reduce the probability of failure.

Operating Budget Impact:
 As repairs are made the need for intense maintenance will decrease.

	Prior Year(s) Expend Actual	Current Year Expend Estimate	Appropriation FY 14-15	Est. Project Costs Through FY 14-15
Architectural Services (8315)				-
Consulting Services (8325)				-
Engineering Services (8335)				-
Engineering Services-Internal (8336)	78,000	78,000	40,000	196,000
Inspection Services-Internal (8337)			45,000	45,000
Legal Services (8345)				-
Other Prof/Tech Services (8395)		15,000	30,000	45,000
Advertising (8522)		250		250
Permits & Fees (8560)		50		50
Land Acquisition (9050)				-
Construction-Buildings (9060)				-
Infrastructure (9065)			1,028,000	1,028,000
Relocation Costs (9080)				-
Other Misc. Expenses (8524, 8568, 8576 & 8594)				-
Land Improvements / Abatement & Demo (9055)				-
Contingency (9060)				-
PROJECT COST TOTAL:	78,000	93,300	1,143,000	1,314,300
Source(s) of Funds:				
Wastewater	78,000	93,300	1,143,000	1,314,300
FUNDING TOTAL:	78,000	93,300	1,143,000	1,314,300

RESOLUTION NO. ____-15

RESOLUTION FINDING AN EMERGENCY SITUATION
WITH DETERIORATED STORM DRAIN FACILITIES ON KENNY
STREET; WAIVING COMPETITIVE BIDDING FOR REPAIRS TO
THE STORM DRAIN FACILITIES ON KENNY STREET; AUTHORIZING
THE CITY MANAGER TO EXECUTE A CHANGE ORDER
TO AN EXISTING PUBLIC WORKS CONTRACT; AND APPROPRIATING
WASTEWATER FUNDS FOR EMERGENCY REPAIRS OF STORM
WATER FACILITIES ON KENNY STREET

WHEREAS, an assessment of the storm drain system in the City of El Cajon has discovered that metal storm drain pipes beneath Kenny Street are at risk for imminent failure which, if not corrected, could result in catastrophic damage to Kenny Street, which could result in damage to persons and properties; and

WHEREAS, pursuant to El Cajon Municipal Code section 2.04.145, and Public Contract Code section 22050, when an emergency exists the City Council can authorize the City Manager to take immediate action to repair or replace facilities without soliciting competitive bids; and

WHEREAS, the City of El Cajon is currently under contract with Repipe California LP (the "WW3448 Project") for the repair and replacement of sewer and storm drain facilities in and around the City of El Cajon, but which contract does not include repairs to the storm drain pipeline on Kenny Street; and

WHEREAS, in order to address the immediate concerns of the potential of a catastrophic failure of the Kenny Street storm drain pipeline, the City has obtained a proposal from Repipe California LP to add the repair and replacement of the Kenny Street storm drain pipeline to the scope of services under the contract for the WW3448 Project through a change order in an amount not to exceed \$474,114; and

WHEREAS, the funds appropriated for the WW3448 Project are insufficient to meet the amount of the change order, and an additional \$172,365 must be appropriated to the budget for the WW3448 Project from the City's Wastewater Fund.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

1. The foregoing recitals are true and correct and constitute findings of the City Council.

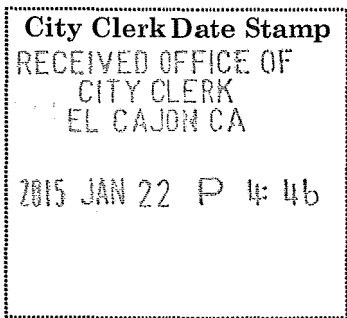
(Continued on Page 2)

2. The City Manager is hereby authorized to execute such change orders and other documents to the contract with Repipe California LP, for the WW3448 Project, in an amount not to exceed \$474,114, in order to add the repair and replacement of the metal storm drain pipeline on Kenny Street.

3. There is hereby appropriated to the budget for the WW3448 Project, from the City's Wastewater Fund, the amount of \$172,365, to provide the necessary funding for the additional work to repair and replace the metal storm drain pipeline on Kenny Street in order to prevent a catastrophic failure of such facilities, which would have the potential to damage person and property. The City Manager, or such person designated by the City Manager, shall cause the transfer in the amount of \$172,365 from the Wastewater Fund to the budget for the WW3448 Project.

Emergency Storm Drain Repairs on Kenny Stree, WW3448

01/27/15, Item 1.7



City of El Cajon Agenda Report

MEETING: Jan. 27, 2015

ITEM NO: 1.8



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Deputy Director of Public Works

SUBJECT: Subdivision Agreement and Final Map for Tentative Subdivision Map (TSM) 656, 511 South Magnolia Avenue, Engineering Job No. 3452

RECOMMENDATION: That the City Council approve the Subdivision Agreement and Final Map for Tentative Subdivision Map (TSM) 656 at 511 South Magnolia Avenue, authorizing execution of the Agreement.

BACKGROUND: On April 8, 2014, 2014, the City Council approved TSM 656 for a twelve (12) lot subdivision with eleven (11) single-family homes and a common use area, by Resolution No. 029-14, subject to conditions. The subdivision is located at the southeast corner of South Magnolia Avenue and East Camden Avenue.


All conditions have been satisfied or are guaranteed by the Subdivision Agreement. All fees and securities have been paid. Therefore, the Final Map is ready to be recorded.


FISCAL IMPACT: None. The property owner has paid all required fees.

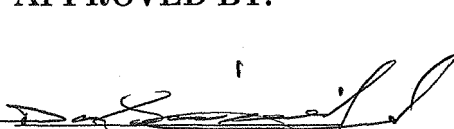
PREPARED BY:

REVIEWED BY:

APPROVED BY:


Dennis C. Davies
DEPUTY DIRECTOR
OF PUBLIC WORKS


Majed Al-Ghafry
ASSISTANT
CITY MANAGER


Douglas Williford
CITY MANAGER

Attachment

SUBDIVISION AGREEMENT

(Public Improvements)
(511 S. Magnolia Avenue)

THIS AGREEMENT entered into by and between the CITY OF EL CAJON, a California charter city and municipal corporation, hereinafter referred to as "City", and EL CAJON CAMDEN YARDS, LP, a California limited partnership, hereinafter referred to as "Developer";

WHEREAS, Developer, pursuant to the provisions of the Subdivision Map Act of the State of California and Title 16 of the El Cajon Municipal Code, contemplates the filing of Tentative Subdivision Map 656 ("TSM 656") prior to the completion of certain public improvements as shown on the official plans, specifications and detailed drawings on file with the City Engineer of City (the "Improvements"); and

WHEREAS, the City Engineer has estimated the cost of said Improvements to be the sum of ONE HUNDRED FOUR THOUSAND NINE HUNDRED FIFTY-SEVEN DOLLARS AND NO CENTS (\$104,957.00); and

WHEREAS, Developer has or will post a bond or other form of surety (the "Improvement Security") by a surety company admitted in California and acceptable to City (the "Surety Insurer").

NOW, THEREFORE, IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. That in consideration of the approval of said TSM 656 prior to the completion of the Improvements for said project, Developer hereby covenants and agrees to install and construct the said Improvements in accordance with the official plans, and that said Improvements shall be completed within one (1) year from the date of the recording of the subdivision map by the County Recorder of the County of San Diego.

2. Should Developer fail to complete said Improvements within the time set forth above, City, at its option, has the right to enter onto the property to complete said Improvements. Should the City exercise such option, it shall be at the expense of Developer, or the City may, in the alternative, hold Developer and the Surety Insurer liable for damages.

3. Developer agrees to furnish and City agrees to release the Improvement Security in accordance with Title 16 of the El Cajon Municipal Code to secure warranty, faithful performance, and payment of labor and materials for said construction and installation. Any surety bonds shall be issued by corporate sureties admitted to do business in California and approved by the City Attorney. The form of said bonds shall be substantially as set forth in Sections 66499.1 and 66499.2 of the Government Code of the State of California.

4. Developer further agrees to furnish the following surety bonds or cash deposits, if applicable to the project. Any such bonds shall be issued by corporate sureties authorized to do business in California and approved by the City Attorney:

- a. \$ -0- for Lot Staking
- b. \$ -0- for installation of Underground Utilities
- c. \$ -0- for any deposits or bonds identified in the Resolution approving this project not otherwise in this Agreement.

5. The City or any officer or employee thereof shall not be liable for any injury to persons or property occasioned by reason of the acts or omissions of Developer, its agents or employees in the performance of this Agreement. Developer further agrees to protect and hold harmless City, its elected and appointed officials, officers and employees, from any and all claims, demands, causes of action, liability or loss of any sort because of, or arising out of, acts or omissions of Developer, its agents or employees, in the performance of this Agreement, including claims, demands, causes of action, liability or loss because of, or arising out of, the design or construction of the Improvements, provided, however, that the approved Improvement Security shall not be required to cover the provisions of this paragraph. Said indemnification and agreement to hold harmless shall extend to injuries to persons and damages or taking of property resulting from the design or construction of said subdivision and the Improvements as provided herein, and to adjacent property owners as a consequence of and/or the diversion of waters from the design, construction or maintenance of drainage systems, streets and other improvements. Acceptance by the City of the Improvements shall not constitute an assumption by the City of any responsibility for such damage or taking.

City shall not be an insurer or surety for the design or construction of the subdivision pursuant to the approved improvement plans, nor shall any officer or employee thereof be liable or responsible for any accident, loss or damage happening or occurring during the construction of the work or Improvements as specified in this Agreement, except as it may be shown that said officers or employees specifically directed that said work or improvement be accomplished in a manner contrary to the wishes and desires of Developer, and Developer has filed a written objection with the City Engineer prior to commencing said work or improvement.

Provisions of this section shall remain in full force and effect for ten (10) years following substantial completion by the Developer of the Improvements.

[Remainder of page intentionally left blank]

6. Developer agrees to file with the City Clerk, at the time this executed agreement is submitted, a certificate of insurance by a company approved by the City Attorney in conformance with City Council policy.

IN WITNESS WHEREOF we have this day set our hands and seals.

CITY OF EL CAJON,
a California charter city and
municipal corporation.

EL CAJON CAMDEN YARDS, LP,
a California limited partnership.

Bill Wells, Mayor

By: **G8 Development , Inc.,**
a California corporation,
General Partner.

ATTEST:

By _____
Chris Warburton
Vice President/ General Partner

By _____
Belinda Hawley, CMC, City Clerk

By _____
Philip Chodur
Secretary/ General Partner

APPROVED AS TO FORM:

By _____
Morgan L. Foley, City Attorney

Date: _____

ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS:
COUNTY OF SAN DIEGO)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(SEAL)

ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS:
COUNTY OF SAN DIEGO)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(SEAL)

City Clerk Date Stamp

2015 JAN 23 A 11:28

City of El Cajon Agenda Report

MEETING: Jan. 27, 2015

ITEM NO: 3.1



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Building Official/Fire Marshal

SUBJECT: Substandard Abatement and Intent to Lien at 585 N. Mollison Avenue

RECOMMENDATION: That the City Council:

1. Open public hearing and receive testimony;
2. Close public hearing;
3. Determine assessment of staff time, administrative costs, civil penalties, and additional costs incurred by the City;
4. Direct staff to file a release of notice of restriction against the property; and
5. Direct staff to file a lien against the property, if administrative fees, staff time and civil penalties are not paid within 90 days.

BACKGROUND:

On October 2, 2014, the El Cajon Police Department responded to a call for service at the Valley Motel, located at 585 N. Mollison Avenue. Upon arriving to the motel, Police noted extensive code violations which initiated an inspection for habitability issues by the Building and Fire Safety Division. The motel was subsequently vacated due to numerous code violations, including a severe infestation of bed bugs and other insects. The case appeared before the City Council on October 28, 2014, at which time civil penalties began to accrue.

It is noteworthy to mention that the El Cajon Police department responded to 187 calls for service over the past three (3) years at this location, and amassed over \$45,000 in staff time costs for response and investigation.

Since the meeting of October 28, 2014, the property owner has worked to resolve all of the building code violations on the site. With the exception of the illegal expansion of the liquor store (which may appear before the Planning Commission and City Council as a separate Planning action), all building code violations relating to the motel have been corrected and verified on December 8, 2014. The infestation problem has been resolved and all of the units were remodeled with new tile, carpeting, vanities, and dual-pane vinyl windows (see attached photographs).

FISCAL IMPACT:

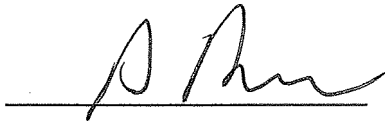
Administrative Costs	\$615.00
City Attorney Staff Time	\$495.00
Comm. Dev. Staff Time	\$3,383.00
El Cajon Police Staff Time	\$45,000.00
Civil Penalties	\$45,500.00
Total	\$94,993.00

The City Council has several options before them in determining monetary assessments and recovery of City costs. Those options include:

1. Levying general staff, legal and administrative costs in the amount of \$4,493.00.
2. Levying all administration and staff costs as well as penalties in the amount of \$94,993.00, however, only now assessing 50% of these costs in the amount of \$47,496.50. The remaining 50% would be deferred for a period of three (3) years. In the event there are any additional violations within this period, then the matter will again be brought to the City Council for potentially assessing the remaining 50%, plus additional assessments caused by any future violations. If the property remains in good standing, and there are no additional violations at the end of this period, the property owner will not be obligated to pay the remaining 50%.
3. Assessing 100% of total charges in the amount of \$94,993.00.
4. Assessing a variation of any of the above.

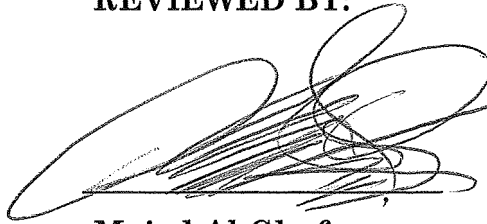
Staff recommends option 2. Given that the property owner took prompt action to remedy the violations, it is staff's recommendation that the City Council affirm the total amount of the assessments of \$94,493, but order that only one-half of the total amount be paid within 90 days of today's meeting, holding the remaining amount in abeyance (that is, "staying" the enforcement) for a period of three (3) years, on the condition that the owner keep the property free from any nuisances in the operation of the motel and the liquor store. If there are any violations of the City's ordinances, or nuisances created in the operation of either business, the remaining and additional penalties will be brought back before the City Council with a recommendation to immediately impose the additional fees and become a lien on the property until paid.

PREPARED BY:



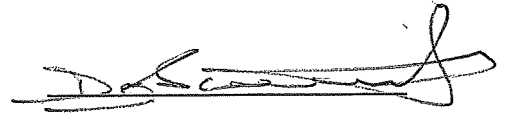
**Dan Pavao
Building Official
Fire Marshal**

REVIEWED BY:



**Majed Al-Ghafry
Assistant City Manager**

APPROVED BY:



**Douglas Williford
City Manager**

ATTACHMENTS:

1. Photos of property (before and after)

Before



After – Newly painted with new dual pane windows.







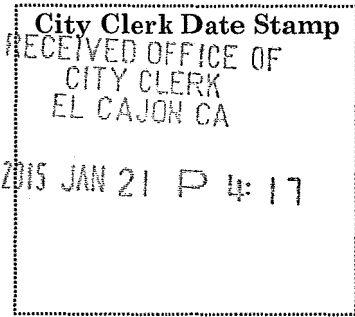


Before

10/02/2014



After – New carpeting,
units painted, infestation
problem resolved.



City of El Cajon Agenda Report

MEETING: Jan. 27, 2015

ITEM NO: 4.1



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Chief of Police Jim Redman

SUBJECT: Donation of Advanced Trauma Kit for Police Vehicles

RECOMMENDATION: That the City Council takes the following action:

Authorize the City Manager or designee to accept the donation of the Advanced First Aid Trauma Kits from Foothills Christian Fellowship, valued at \$4,550.00, for the Police Department's marked police vehicle fleet.

BACKGROUND:

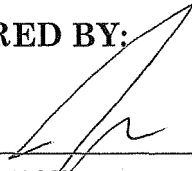
Emergency Vehicle Trauma Kits are a supplemental aid to the pre-existing first aid kits currently equipped in each marked emergency police vehicle. These supplemental vehicle kits provide for emergency life-saving measures requiring more significant initial treatment than currently afforded within the first aid kits. These kits can be effectively utilized for gunshot wounds, stab wounds or significant life threatening wounds to an officer when emergency medical response is delayed or unable to immediately get to the officer.

The Police Department recently purchased similar trauma kits for each officer to carry with him/her. The vehicle trauma kit contains additional life-saving first aid equipment which cannot be outfitted on the personal carry kit.

FISCAL IMPACT:

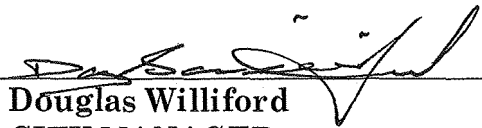
The vehicle trauma kits for the Police Department's marked emergency vehicle fleet, valued at \$4,550.00, have been donated by Foothills Christian Fellowship.

PREPARED BY:

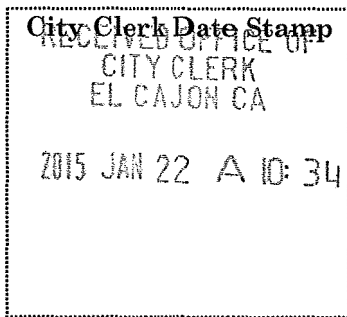


Jim Redman
CHIEF OF POLICE

APPROVED BY:



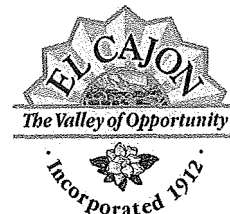
Douglas Williford
CITY MANAGER



City of El Cajon Agenda Report

MEETING: 01/27/2015

ITEM NO: 4.2



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Chief of Police Jim Redman

SUBJECT: Law Enforcement Technology Report: Body Worn Cameras

RECOMMENDATION:

That the City Council instruct the Police Department to continue its research into developing and implementing a body-worn camera program.

BACKGROUND:

Police departments across the nation are increasingly adopting body-worn cameras. As they become more prevalent, they are proving to be an effective form of technology for law enforcement.

According to a survey by the Police Executive Research Forum (PERF), potential benefits to body-worn cameras include: preventing and resolving complaints brought by members of the public; documenting evidence; training; and strengthening police transparency, performance, and accountability. Additionally, given that anyone with a cell-phone camera can record video footage of a police encounter, body-worn cameras help police departments ensure events are also captured from an officer's perspective.

One of the first comprehensive studies into the use of body-worn cameras was conducted by the Rialto Police Department located in Southern California. The Rialto Police Department is a mid-sized police department which serves a geographic region of 28.5 miles and a population of 100,000 residents. The major findings of the Rialto study were that the use of body-worn cameras reduced use-of-force incidents by 60% and reduced citizens' complaints by 88%.

Another study conducted in Mesa, Arizona, by the Police Department, had similar results. This study showed officers who were equipped with body-worn cameras had 40% fewer total complaints and 75% fewer use of force complaints. Furthermore, a study sponsored by the International Association of Chiefs of Police (IACP) found that in 93% of the police misconduct complaints where video was available, officers were exonerated. Additionally, 50% of citizen's complaints were immediately withdrawn when the complainant learned of the existence of video evidence.

The El Cajon Police Department currently utilizes a variety of video technology.

Our patrol vehicles are equipped with Mobile Video Recorders (MVRs). This system has been in place for the past ten years. These are in-car video systems that are similar to body-worn cameras, but are affixed to the vehicle. These cameras can be manually activated or are automatically activated when the vehicle's emergency lights are in use. While images captured by this system are limited to the area directly in front of the police vehicle, this system has been invaluable in capturing police enforcement actions and defusing citizen's complaints. This video system provides evidence which can be used for criminal prosecutions.

Traffic Control Cameras are installed at several key intersections and are primarily used by the City Traffic Engineer to monitor traffic flow in the City to evaluate the effectiveness of signal control settings. When not being used by Traffic Engineering, the Police Department monitors these cameras during calls of criminal activity in the area.

The Police Department has three License Plate Reader (LPR) equipped patrol cars, which capture license plate information to aid in locating stolen or wanted vehicles. Only those authorized law enforcement personnel who have met the minimum training, certification, and background checks required for access to criminal justice data may access the Regional LPR database. The LPR camera either mounted on a police car or at a fixed location, uses infrared lighting to identify the presence of a rectangular retro-reflective surface (the license plate). The LPR takes a photo, "reads" the plate, and then checks that plate against a list of wanted vehicles provided by the California Department of Justice. If the vehicle is wanted by law enforcement, an alert is provided. Whether or not an alert is generated, a record of the plate capture is preserved and ultimately sent to the regional database administered by SANDAG. The program allows agencies to query a database of license plate data relevant to law enforcement operations. There is nothing within an LPR record that identifies an individual. A license plate is assigned to a vehicle and the registration information associated with that vehicle is not part of the LPR record, nor can it be accessed through the LPR system.

The Public Safety Center is equipped with interior and exterior surveillance cameras for station security.

Many of the helicopters used by both San Diego Police Department and the San Diego County Sheriff's Department have the ability to downlink video to the El Cajon Police Department. This is most often used in vehicle pursuits and other dynamic tactical situations.

The El Cajon Police Department created a committee in December 2014 to begin evaluating the use and implementation of body-worn cameras. The committee was established to evaluate the actual products of various manufacturers as well as investigate issues such as data storage, policy implementation, privacy considerations, financial considerations, and integration into existing systems. With City Council approval, the police department will begin evaluating and testing units in the field to determine which system best meets the department's needs.

FISCAL IMPACT:

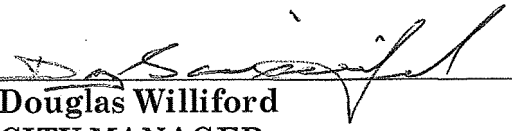
Potential non-general and grant funds have been identified to fund this project as an augmentation to the scheduled replacement of the police department's mobile video recorder fleet. Funding for this project will be programmed, upon approval, as part of the FY 2015-2016 budget process.

PREPARED BY:



Jim Redman
CHIEF OF POLICE

APPROVED BY:



Douglas Williford
CITY MANAGER

City Clerk Date Stamp

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CITY CLERK
EL CAJON CA

2015 JAN 20 P 1:06

City of El Cajon



Agenda Report

MEETING: 1/27/15

ITEM NO: 6.1



TO: City Council
FROM: Mayor Bill Wells
SUBJECT: Council Activities Report

RECOMMENDATION:

That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

REPORT:

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

- | | |
|--------------------|--|
| January 8, 2015 - | El Cajon Ford Grand Reopening |
| January 9, 2015 - | Presentation at Chamber 1 st Friday Breakfast |
| January 13, 2015 - | SANDAG Public Safety Committee Meeting |
| January 20, 2015 - | Meeting w/ ECPOA |
| January 23, 2015 - | SANDAG Board Meeting |
| January 23, 2015 - | SANDAG Executive Committee Meeting |
| January 27, 2015 - | City Council Meetings at 3:00 and 7:00 p.m. |

I will be happy to answer any questions you may have.

SUBMITTED BY,

Bill Wells
Mayor

City Clerk Date Stamp
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CITY CLERK
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2015 JAN 20 A 10: 51

City of El Cajon



Agenda Report

MEETING: 1/27/15

ITEM NO: 7.1



TO: Mayor and City Council
FROM: Councilmember Kendrick
SUBJECT: Council Activities Report

RECOMMENDATION:

That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

REPORT:

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

- January 22, 2015 - Heartland Communication Facility Authority Meeting
- January 23, 2015 - Meeting w/ City Manager
- January 27, 2015 - City Council Meetings at 3:00 and 7:00 p.m.

I will be happy to answer any questions you may have.

SUBMITTED BY,



Gary Kendrick
Councilmember

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CITY CLERK
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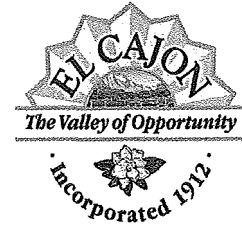
City of El Cajon



Agenda Report

MEETING: 1/27/15

ITEM NO: 8.1



TO: Mayor and City Council
FROM: Councilmember Ambrose
SUBJECT: Council Activities Report

RECOMMENDATION:

That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

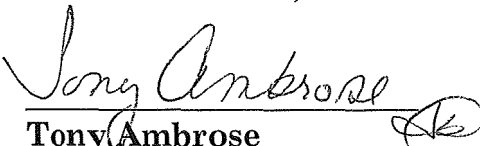
REPORT:

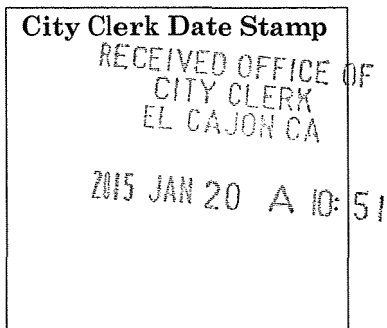
Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

January 14, 2015 -	Meeting with ECPOA
January 20, 2015 -	ECEDC Gillespie Field Committee Meeting
January 23, 2015 -	Meeting with City Manager
January 27, 2015 -	Council Meeting 3:00 and 7:00 pm

I will be happy to answer any questions you may have.

SUBMITTED BY,


Tony Ambrose
Councilmember



City of El Cajon



Agenda Report

MEETING: 1/27/15

ITEM NO: 9.1



TO: Mayor and City Council
FROM: Mayor Pro Tem McClellan
SUBJECT: Council Activities Report

RECOMMENDATION:

That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

REPORT:

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

January 27, 2015 - City Council Meetings at 3:00 and 7:00 p.m.

I will be happy to answer any questions you may have.

SUBMITTED BY,

Bob McClellan
Mayor Pro Tem



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CITY CLERK
EL CAJON CA
2015 JAN 20 P 3:15

City of El Cajon



Agenda Report

MEETING: 1/27/15

ITEM NO: 10.1



TO: Mayor and City Council
FROM: Councilmember Bales
SUBJECT: Council Activities Report

RECOMMENDATION:

That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

REPORT:

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

January 16, 2015 -	New Americans Museum Reawakening
January 26, 2015 -	Meeting w/ City Manager
January 27, 2015 -	City Council Meetings at 3:00 and 7:00 p.m.

I will be happy to answer any questions you may have.

SUBMITTED BY,

Star Bales

Star Bales
Councilmember

ORDINANCE NO. ___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL CAJON IMPLEMENTING THE ZONING CODE OMNIBUS UPDATE AND GENERAL PLAN AMENDMENT BY AMENDING TITLE 17 OF THE EL CAJON MUNICIPAL CODE (ZONING) TO REVISE, CORRECT AND FILL REGULATORY GAPS IN CHAPTERS 17.25, 17.35, 17.40, 17.57, 17.60, 17.65, 17.75, 17.105, 17.110, 17.115, 17.130, 17.155 17.140, 17.145, 17.150, 17.165, 17.185, 17.190, 17.195, 17.205, 17.215, 17.225, 17.235 AND 17.245 OF TITLE 17; REPEALING THE CURRENT AND ADDING A NEW CHAPTER 17.135 ESTABLISHING A MIXED-USE OVERLAY ZONE; ADDING TO AND CLARIFYING CHAPTERS 17.145, 17.150, 17.210 AND ADDING A NEW SECTION 17.225.210 TO CHAPTER 17.225 REGULATING BREWERIES AND ALCOHOL BEVERAGE PRODUCTION; AMENDING SECTION 17.140.180 OF CHAPTER 17.140 REMOVING THE SEPARATE WATER METER REQUIREMENT AND REVISING PARKING REQUIREMENTS FOR SECOND FAMILY UNITS; AMENDING SECTIONS 17.105.020 OF CHAPTER 17.105, 17.140.210 OF CHAPTER 17.140, AND 17.155.020 OF CHAPTER 17.155, SECTION 17.225.180 OF CHAPTER 17.225 REGULATING TRANSITIONAL AND FARMWORKER HOUSING; ADDING A NEW CHAPTER 17.255 PROVIDING AN ADMINISTRATIVE AND MINISTERIAL PROCESS FOR REVIEWING AND APPROVING REQUESTS FOR REASONABLE ACCOMMODATION; AMENDING SECTION 17.155.020 TO CHAPTER 17.155 TO PERMIT SMALL RESIDENTIAL CARE FACILITIES IN THE O-S ZONE; AMENDING SECTION 17.140.210 OF CHAPTER 17.140 TO ALLOW MANUFACTURED HOMES IN ALL ZONES BY RIGHT; AMENDING SECTION 17.145.150 OF CHAPTER 17.145 PERMITTING SINGLE ROOM OCCUPANCY IN THE C-G ZONE; AND ADDING A NEW CHAPTER 17.260 ESTABLISHING AN AIRPORT OVERLAY ZONE

THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN AS FOLLOWS:

SECTION 1. Based upon findings in an Initial Study/Environmental Checklist and Negative Declaration pursuant to the California Public Resources Code Sections 21064 and 21080(c), prepared by the City pursuant to the California Environmental Quality Act (CEQA) and the 2014 State CEQA Guidelines for this project, the City Council hereby finds that the proposed Zoning Code Omnibus Update and General Plan Amendment project will result in no impacts or less than significant impacts on the environmental resources and issues evaluated and hence would not have a significant impact on the environment.

SECTION 2. Section 17.15.010 of Chapter 17.15 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 3. A new Section 17.15.010 of Chapter 17.15 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.15.010 Establishment of zones by name.

In order to classify, regulate, restrict and segregate the uses of land and buildings, to regulate and restrict the height and bulk of buildings, to regulate the area of yards and other open spaces about buildings, and to regulate the density of population, the following zoning districts are established:

(Continued on Page 2)

Zoning Districts:	Descriptive Zoning District Name:
O-S	Open Space
H	Hillside Overlay
PRD	Planned Residential Development
RS-40	Residential, Single-family, 40,000 square-foot
RS-20	Residential, Single-family, 20,000 square-foot
RS-14	Residential, Single-family, 14,000 square-foot
RS-9	Residential, Single-family, 9,000 square-foot
RS-6	Residential, Single-family, 6,000 square-foot
RM-6000	Residential, Multi-family 6,000 square-foot
RM-4300	Residential, Multi-family 4,300 square-foot
RM-2500	Residential, Multi-family 2,500 square-foot
RM-2200	Residential, Multi-family 2,200 square-foot
RM-1450	Residential, Multi-family 1,450 square-foot
RM-HR	Residential, Multi-family, High-Rise
MH	Mobile Home Overlay
O-P	Office Professional
P	Parking
MU	Mixed-Use
C-N	Neighborhood Commercial
C-G	General Commercial
C-R	Regional Commercial
C-M	Heavy Commercial - Light Industrial
M	Manufacturing

SECTION 4. Subsections (B) and (C) of Section 17.35.010 of Chapter 17.35 of Title 17 of the El Cajon Municipal Code are hereby repealed.

SECTION 5. New subsections (B) and (C) of Section 17.35.010 of Chapter 17.35 of Title 17 of the El Cajon Municipal Code are hereby added to read as follows:

- B. If a use is legally established under an administrative zoning permit, conditional use permit, minor conditional use permit, or adult entertainment permit, and the use is discontinued for any reason for a period of 12 consecutive months or more, the permit shall be deemed abandoned by the owner and given inactive status by the director, making it subject to revocation by reason of such inactivity. In the event that the permit is revoked, the use allowed under the permit may not be resumed without first obtaining a new administrative zoning permit, conditional use permit, minor conditional use permit, or adult entertainment permit, as applicable.

- C. Any specific plan or zone reclassification approved by the city council becomes null and void, if the conditions or requirements of approval are not met within the time specified in the approving ordinance or resolution, or, if no date is specified in the approving ordinance or resolution, within one (1) year from the date of approval by the city council.

SECTION 6. Section 17.40.010 of Chapter 17.40 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 7. A new Section 17.40.010 of Chapter 17.40 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.40.010 Intent and purpose.

The intent and purpose of the administrative zoning permit is to establish a review process for development or uses that may have some limited impacts on surrounding properties and ensure that the proposed use or development applies with all applicable regulations.

SECTION 8. Section 17.40.020 of Chapter 17.40 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 9. A new Section 17.40.020 of Chapter 17.40 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.40.020 Applicability.

The following property improvements and land uses may be approved by an administrative zoning permit:

- A. Large family daycare homes in residential zones, in compliance with Section 17.225.030.
- B. Outdoor dining areas in compliance with Section 17.225.090.
- C. Fences, hedges, and walls that are higher than would otherwise be allowed, in instances where there is a legitimate need for a higher fence. In approving such fences, the director shall consider safety and sight distance requirements, in addition to aesthetics and input from affected adjoining property owners. Affected adjoining property owners shall be notified in writing at least ten days prior to the approval of any fence, hedge, or wall exceeding the height restrictions of the underlying zone.
- D. Roadside stands, in compliance with Section 17.225.110.
- E. Kiosks, booths, and stands in compliance with Section 17.130.250.
- F. Second family units, in compliance with Section 17.140.180.
- G. A temporary shade structure, in compliance with Section 17.225.160.
- H. Additional household pet or animal, in compliance with Chapter 17.205.

SECTION 10. Section 17.57.025 of Chapter 17.57 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 11. A new Section 17.57.025 of Chapter 17.57 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.57.025 Thresholds, guidelines and measuring criteria.

- A. An increase in floor area up to 10 percent of the entitled building area or 10,000 square feet, whichever is less, may be approved.
- B. A reduction in the minimum required parking up to 10 percent may be approved, provided that an equivalent amount of parking is available along the project's frontage of a public street, and if the reduction is offset by a substantial alternative benefit in project quality.
- C. A reduction in required landscape area up to 10 percent may be approved, provided remaining landscape areas are substantially enhanced and water use reduction measures implemented, if the reduction is offset by a substantial, alternative benefit in project quality.
- D. No increase nor decrease in housing density may be approved.
- E. Other changes may be approved if minor in scope as determined by the director.
- F. The director of community development shall prepare guidelines and measuring criteria to provide the framework within which to establish applicability, eligibility and decision-making guidance in administering the minor amendment process. The director shall forward the guidelines and measuring criteria to the Planning Commission as information and input upon initial preparation. Any changes thereafter shall be presented and reviewed pursuant to Section 17.10.030.

SECTION 12. Paragraph (3) of subsection (C) of Section 17.60.150 of Chapter 17.60 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 13. A new paragraph (3) of subsection (C) of Section 17.60.150 of Chapter 17.60 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

- 3. Supplemental parking spaces shall be provided at a ratio of one-half parking space per dwelling unit with any fraction rounded up for all projects of up to 20 units. For those projects with more than 20 units, additional supplemental parking spaces at a ratio of one-quarter parking space per dwelling unit over 20 shall be provided and any fraction rounded up.

These spaces may be used for RVs, trailers, boats, additional resident or visitor parking, or a combination thereof, as approved in conjunction with a planned unit development.

Supplemental parking spaces shall be located in a parking area that is conveniently located. If the supplemental parking area or portion thereof is used for the storage of RVs, trailers, etc., it must be adequately screened from view by the use of view-obscuring fences, walls or landscaping. The location of all parking spaces shall be designated on the final site plan required by Section 17.60.200(F) and reflected in the covenants, conditions and restrictions (CC&Rs) required by Section 17.60.260 of this chapter.

SECTION 14. Paragraph (2) of subsection (A) and subsection (C) of Section 17.60.180 of Chapter 17.60 of Title 17 of the El Cajon Municipal Code are hereby repealed.

SECTION 15. A new paragraph (2) of subsection (A) and a new subsection (C) of Section 17.60.180 of Chapter 17.60 of Title 17 of the El Cajon Municipal Code are hereby added to read, respectively, as follows:

2. Private rear 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 common open space/recreational area required in subdivision (1) of this subsection. Private rear yards in projects of 10 units or less may satisfy 100 percent of the common open space/recreational area requirement, subject to the approval of the city council.
- C. Detailed landscaping and irrigation plans, prepared by a registered landscape architect, shall be required as a condition of approval for all projects, and shall comply with the requirements of Chapter 17.195 of this title. The landscaping and irrigation plans shall indicate the type, size, and number of all plants, and shall be designed to provide a permanent underground irrigation system, served by a dedicated water meter.

SECTION 16. Sections 17.65.050, 17.65.060, 17.65.070, and 17.65.080 of Chapter 17.65 of Title 17 of the El Cajon Municipal Code are hereby repealed.

SECTION 17. New Sections 17.65.050, 17.65.060, 17.65.070, 17.65.080, and 17.65.090 are hereby added to Chapter 17.65 of Title 17 of the El Cajon Municipal Code to read as follows:

(Continued on Page 6)

17.65.050 Authority to approve.

Site development plan permits and amendments thereto may be approved, conditionally approved, or denied by the director of community development. The director may, at his or her discretion, refer site development plan permits and amendments thereto to the planning commission or city council, as applicable, which may approve, conditionally approve, or deny such permits.

17.65.060 Required Findings.

Prior to the approval of a site development permit, or any amendment to a site development permit, the following findings must be made:

- A. The proposed project is consistent with applicable goals, policies and programs of the General Plan, any applicable specific plan or regional planning document;
- B. The proposed site plan and building design are consistent with all applicable city ordinances and policies;
- C. Easements and rights-of-way are recognized and respected on the site development plan; and
- D. Public improvements will be completed, maintained and upgraded in accordance with public improvement thresholds.

17.65.070 Notice of decision.

The applicant for a site development plan permit shall be notified in writing of the decision of the director to approve, conditionally approve, or deny the permit. In the event that the director refers the permit application to the planning commission, the applicant shall be notified in writing and the notice shall include the date and time of the planning commission meeting. Any such decision shall be rendered within 60 calendar days of an application for a site development permit being deemed complete by the director pursuant to California Government Code Section 65943, unless additional time is deemed necessary to comply with the California Environmental Quality Act as provided for in California Government Code Section 65950.

17.65.080 Revised site development plan drawing.

After approval of the preliminary site development plan, the revised or "final" site development plan shall reflect all required changes and shall be submitted to the planning division prior to any request for building permits. After the final copy of the site development plan has been received and signed by the director, the applicant may request and obtain building permits from the building division. The approved site development plan shall be used as the site plan for obtaining such building permits.

(Continued on Page 7)

17.65.090 Appeals.

The action of the director or the planning commission in approving, conditionally approving, or denying a site development plan permit may be appealed pursuant to the requirements listed in Chapter 17.30 of this title. Planning commission decisions shall include findings to support the issuance or denial of this permit consistent with Section 17.65.020.

SECTION 18. Subsection (B) of Section 17.75.020 of Chapter 17.75 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 19. A new Subsection (B) of Section 17.75.020 of Chapter 17.75 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

- B. Outdoor sales events, such as parking lot sales and outdoor arts and craft shows. Businesses in the city are limited to two outdoor parking lot sales per year, unless additional sales are authorized by conditional use permit. A single vendor may have no more than two outdoor sales events in the city per year, regardless of location unless approved by a conditional use permit.

SECTION 20. Chapter 17.105 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 21. A new Chapter 17.105 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

Chapter 17.105 DEFINITIONS

17.105.010 Interpretation.

Except where specifically defined in any chapter of this title, the definitions alphabetically listed below in Section 17.105.020, shall be used when interpreting this title. Refer to Chapter 17.10 of this title for provisions relating to the interpretation of ambiguity or omissions. For adult entertainment activities, see Section 17.45.040 of this title.

17.105.020 Definitions.

“**Accessory use**” means a use that is subordinate to the primary use of the subject property, and of minor significance as compared to the primary use, and reasonably related to the primary use of the subject property. For the purposes of interpreting this title, the term “accessory use” shall have the same meaning as the terms “ancillary use” and “incidental use.”

“**ADA**” is an abbreviation of the Americans with Disabilities Act, which is a federal law that requires accommodations for disabled persons.

“Address” or **“house number”** for the purposes of this title is a number or combination of numbers and letters assigned by the city to a specific building or property. The individual numbers or letters of an address that is physically displayed on a structure must be uniform in height and appearance. The minimum height of address numbers is regulated by California Building and Fire Codes. An address may have numerals or letters up to 12 inches in height without being considered a sign.

“Advertising structure” means a structure of any kind or character, including statuary erected or maintained for outdoor advertising or attention calling purposes, on which any poster, bill, printing, painting, or other advertisement, identification, or directions of any kind may be placed, including statuary which implies a message in itself or which calls attention to the premises on which it is constructed.

“Alternative Lending” is defined as a category of business engaged in short-term non-traditional loans including anticipatory loans, payday loans, and auto title loans. Alternative lending does not include commercially available loans from banks, savings and loans, thrifts, and credit unions having a federal or state charter.

“ANSI” means the American National Standards Institute.

“Antenna” means a device or system of wires, poles, rods, dishes, discs or similar devices used for the transmission and/or receipt of electromagnetic energy.

“Antique shop” means a retail business, principally offering objects for sale to the general public, which are old as compared to the present age or time, which are of a bygone style or vintage, and which were crafted or manufactured at a much earlier period than the present time; and which, because of the passage of time, have taken on an intrinsic value greater than their original value. For purposes of this title, “antique shop” does not include the sale of secondhand merchandise.

“Arcade” means a covered pedestrian walkway along the front of a building, with supports for such arcade provided by such building on the interior side and columns or piers on the exterior side. (See also, “marquee.”)

“Athletic club” or **“fitness center”** means a training facility that includes exercise equipment for the purpose of physical exercise by human beings, and provides instruction in weight training, bodybuilding, and cardiovascular training, as well as general health and fitness instruction.

“Attached structure” means a structure such as a patio cover or carport, or a structural addition such as a bedroom or garage, that is physically attached to the primary structure on a lot. For the purposes of interpreting this ordinance, an attached structure must share a common wall at least four feet in width with the primary structure on the lot. The construction of a breezeway between otherwise unconnected structures shall not qualify as the required attachment.

“Auction house” means a fixed location where goods, wares, merchandise, or other items of personal property, new or used, are offered for sale at auction as an established business.

“Automobile” or **“auto”** means a motorized vehicle that is self-propelled. The term “automobile” includes all forms of passenger vehicles, trucks, buses, motorcycles, motor homes and recreational vehicles. This definition shall exclude heavy equipment.

“Automobile wrecking” means the dismantling or wrecking of used autos and other motorized vehicles or trailers, or the storage, sale or dumping of one or more dismantled, non-operable or wrecked vehicles or their parts.

“Automotive body repair” means a business that conducts automobile painting and automobile body repair.

“Automotive fueling station” means a business engaged in the sale of motor fuel through dispensing devices.

“Automotive service and repair” means a business that conducts automobile repair and/or maintenance services ranging from diagnostic services to major engine and transmission repair, except automobile painting, and automotive body repairs.

“Awning” means a temporary shelter, which protrudes from, and is supported entirely by, the exterior wall of a building.

“Basement” means that portion of a building partially below the average level of the adjoining ground, with a ceiling no part of which is more than seven (7) feet above such level.

“Bed and breakfast establishment” means a transient occupancy establishment within a single-family residence, which is incidental to the single-family residence and offers sleeping facilities and breakfast to registered guests only. The single-family residence must have received at least a rating of “2” on the historic preservation survey completed for the city by SANDAG in 1985.

“Block” means all property fronting upon one side of a street between intersecting and intercepting streets, or between a street and a railroad right-of-way, waterway, terminus or dead-end street or city boundary. An intercepting street shall determine only the boundary of the block on the side of the street that it intercepts.

“Blood bank” means a place for the storage and processing of blood and blood-based products. Blood banks may also collect blood as an ancillary activity, but no monetary compensation may be provided to the blood donor.

“Blood donation facility” means a place where blood or blood plasma is collected from donors who receive no monetary compensation for donating their blood or plasma.

“Blood plasma center” means a place where blood or blood plasma is collected from donors who may receive monetary compensation for the donation of their blood or blood plasma.

“Boardinghouse” means a dwelling unit in which one or more rooms are rented out separately for extended periods of time to four (4) or more persons who do not meet the definition of “family.” The common parts of the house may be maintained, and some services, such as laundry, cleaning, and meals may be supplied. Common features of a boardinghouse are that individual tenants do not begin and terminate their tenancy at the same time, are not parties in common on a single rental or lease agreement, and usually have exclusive use of one or more rooms that are different rooms than those for which other tenants may have exclusive use. The property owner or a boardinghouse manager may or may not also reside in the dwelling.

“Building” means a permanently located structure having a roof, including manufactured housing, but excluding all other forms of vehicles even though immobilized. Where these provisions require, or where special authority granted pursuant to this title requires that a use shall be entirely enclosed within a building, this definition shall be qualified by adding “and enclosed on all sides.”

“Building, accessory” or **“accessory building”** means a detached building or structure which is subordinate and incidental to the main building, structure or use on the same lot.

“Building height” means the vertical distance measured from the average level of the highest and lowest point of that portion of the building site covered by the building to the highest point of the building. Exception: Roof-top mechanical screens, elevator shafts, and stairwell enclosures, and clearstories, covering a combined total of less than 25% of the roof area of a building, and not exceeding a height of 20 feet, shall not be counted in building height calculations, for the purposes of implementing this title. Additionally, a basement shall not be considered as a story when computing the height of a building.

“Building, main” or **“main building”** means the principal building on a lot or building site designed or used to accommodate the primary use to which the premises are devoted. Where a permissible use involves more than one structure designed or used for the primary purpose, as in the case of multi-family dwellings in two or more buildings, each such permissible building on the lot shall be considered a main building.

“Building pad” means a relatively level site prepared by grading and upon which a building will be placed.

“Building site” means the ground area of one lot or the ground area of two (2) or more lots when used in combination for a building or group of buildings, together with all open spaces as required by this title.

“Bulk fuel storage and distribution facility” means a business location where at least one (1) storage tank of 30,000 gallons capacity but no more than four (4) such tanks with a maximum of 120,000 gallons aggregate capacity at any one (1) business location is/are used for the temporary storage of petroleum or petroleum products, such as gasoline, fuel oil, propane, and kerosene, and the subsequent off-site distribution of the petroleum or petroleum products to retail outlets or off-site directly to the actual user. This definition also includes bio-fuels and other combustible fuels that do not originate from petroleum.

"Canopy" means a roofed architectural feature that is open on at least three (3) sides and is used for vehicle or pedestrian passage. An awning is considered a canopy.

"Card room, non-gambling" shall mean any space, room or enclosure furnished or equipped with one or more tables, spaces, or other implements used or intended to be used as card tables or locations for the playing of cards and similar games, and the use of which is available to the public or any portion of the public. This term shall not apply to public parks and city community recreation centers, where visitors occasionally play cards and similar games for recreational purposes.

"Caretaker's unit" means a single dwelling unit located on the same lot as an authorized commercial or industrial use. The occupant of the caretaker's unit need not be an employee of the commercial or industrial use at the site.

"Cell" means the coverage area through which wireless receiving and transmitting equipment from a particular cell site successfully propagates.

"Cell site" means a parcel of real property on which a wireless communications facility is to be located.

"Chicken coop" means a small roofed structure used for the keeping of domesticated chickens, and which provides nests for the birds to roost at night.

"Chicken run" means a fully enclosed structure made of wire mesh which provides access to fresh air, soil, and sunshine for domesticated chickens, while ensuring that chickens remain confined to the area of the run.

"Child activity center" means a commercial establishment that provides indoor play areas and activities for children up to age 12 where the parents or legal guardians of the children are present at all times. The term "child activity center" does not include daycare services, video arcades, video game centers, or other forms of amusements intended for older children, or any activities where the parents are not present at all times.

Church. See "Religious facilities and religious activities."

"Club" means an association of persons for some common purpose, but not including groups organized primarily to render a service which is customarily carried on as a business.

"Clustered development area (CDA)" means that area described by an enclosed series of straight lines connecting the farthest points of the outermost lying buildings and parking areas, but excluding any improvements used solely for recreational purposes.

"Cocktail lounge" means a commercial establishment open to the general public that sells alcoholic beverages for on-site consumption as a primary use. The term "cocktail lounge" shall include bars, nightclubs, pubs, taverns, or any other commercial establishment that sells alcoholic beverages for on-site consumption as a primary use. A cocktail lounge may prepare and sell food for on-site consumption, but it is not considered a restaurant for the purposes of interpreting this title.

“Collocation facility” means the placement or installation of wireless facilities, including antennas and related equipment, on, or immediately adjacent to, a wireless telecommunications collocation facility.

“Commercial development” means one or more non-residential or non-institutional uses engaged in commerce on a parcel or on adjacent parcels of land which are planned, developed, or managed as a unit.

“Commission” means the planning commission of the city.

“Common interest development” is a type of development characterized by privately owned units, grouped together within a larger association or cluster of units that share amenities such as parking, recreational facilities, landscaping, and laundry facilities. In such developments the intervening and surrounding areas, which link and support the private units, are owned and maintained in common by all of the associated private property owners. Common interest developments are typically residential developments but they can also be established as commercial or industrial developments. A common interest development may be established as a planned residential development (PRD) or a planned unit development (PUD). All common interest developments require the approval of a subdivision map and the formation of an owners association whose responsibilities are recorded in a document containing covenants, conditions, and restrictions.

“Communications” means any transmission, emission, or reception of signals, images and sound or information of any nature by wire, radio, visual or electro-magnetic system that work on a “line-of-sight” principle.

“Community garden” means a property used for food crop cultivation by individuals or a collective group of individuals or organizations, which may be divided into multiple individual garden plots.

“Congregate care facility” means a multi-family residential development designed and devoted to housing persons of impaired physical and/or mental capacities, such as frail elderly and disabled persons, and offering limited 24-hour non-medical care. The facility contains small individual dwelling units of usually only one or two rooms with a small kitchen allowing for independent living, but also providing common dining, recreational and social facilities on site, and minimal convenience services such as housekeeping, and transportation services for the residents.

“Convalescent home” means a commercial establishment providing care on a 24-hour basis for persons requiring regular medical attention, but excluding facilities providing surgery or emergency medical services.

“Convenience market” means a commercial establishment that offers food and sundry items for sale, and is limited in size to no more than 4,000 square feet of gross floor area.

“Cut” means a condition in which earth material is cut into, dug, removed, displaced, or uncovered, and the conditions resulting therefrom.

“Day care facility” means any type of state-licensed group child care program, elder care program, or program for the supervised care of disabled persons conducted during daytime and evening business hours. “Day care facility” includes nurseries for children of working parents, nursery schools for children under minimum age for education in public schools, parent cooperative nursery schools, play groups for preschool children, senior activity and care groups, and groups that provide supervised care and activities for disabled persons, provided such establishments are institutional in character and licensed by the state or county, and conducted in accordance with state requirements. This definition shall include the term “commercial day care facility.” This definition shall not apply to family day care homes or to residential care facilities, which provide 24-hour care.

“Department store” means a retail establishment, with a gross floor area greater than 15,000 square-feet, which specializes in selling a wide range of products without a single predominant merchandise line. General merchandise retailers are included in this description.

“Director” means the director of community development, or his or her designee.

“Director’s determination” means an administrative land use and/or development decision made by the director of the community development department. Upon request, the director’s determination shall be documented in writing. The term “director’s determination” shall also apply to the resulting written and signed document. A director’s determination is not a “zoning letter” as defined in this title.

“Discretionary legislative action” means an action of the city council to establish rules, policies or standards of general applicability. Discretionary legislative actions involve the exercise of discretion, and are governed by considerations of the public welfare. Examples of discretionary legislative actions include but are not limited to: General Plan Amendments, Specific Plans, Zone Reclassifications, Zoning Ordinance Amendments, Annexations, and Detachments.

“Discretionary permit” means a permit authorizing development activity or the establishment of a use in which the approving authority exercises its judgment prior to approval or denial. Depending on the specifics of a given application and its accompanying circumstances, discretionary permits may be approved, conditionally approved, or denied. Examples of discretionary permits include but are not limited to: Conditional Use Permits, Site Development Plans, Variance, Administrative Zoning Permits, and Adult Entertainment Permits.

“District” means the same as “zone district.”

“Domesticated animal” means an animal, which has been adapted to life in association with and to the advantage of humans. For purposes of this code, domesticated animal shall include: horses, sheep, and goats. The term “domesticated animal” shall specifically exclude cattle and swine.

“Drive aisle” or **“driving aisle”** means an on-site pathway for vehicular circulation.

“Drive aisle, connecting” or **“connecting drive aisle”** means a drive aisle that connects a parking area to a driveway, and has no parking spaces that are adjacent and directly accessed from such a connecting drive aisle.

“Driveway” means the paved transition connecting a drive aisle or parking area to a public or private street. For the purposes of this title, the term driveway also means the paved area leading from a street to a covered garage or parking area at a single-family home, or individual dwelling unit within a Planned Unit Development or a Planned Residential Development.

“Dump” means an area devoted to the disposal of refuse, including incineration, reduction, or dumping of ashes, garbage, combustible or noncombustible refuse, offal or dead animals.

“Dwelling” means a building or portion of a building, or a mobile home, designed for permanent residential purposes, including single-family, two-family and multiple-family dwellings, but shall not include hotels, motels, or residential care facilities.

“Dwelling, multiple-family” means a building, or a portion thereof, designed for occupancy by three (3) or more families living independently of each other, and containing three (3) or more dwelling units.

“Dwelling, single-family” or **“single-family dwelling”** means a detached building designed for occupancy by one (1) family and containing one (1) dwelling unit. Any single-family dwelling constructed or located within the city after July 1, 1981, shall comply with the provisions of Section 17.140.170

“Dwelling, two-family” means a building designed for occupancy by two (2) families living independently of each other, and containing two (2) dwelling units. The term two-family dwelling shall have the same meaning as the term “duplex.”

“Dwelling unit” means one (1) or more rooms designed for occupancy by one (1) family for both living and sleeping purposes, and having only one (1) kitchen. This definition includes single-family homes, condominiums, townhomes, and apartments.

“Educational institution” means elementary, junior high, high schools, colleges or universities, or other schools giving general academic instruction in the several branches of learning and study required to be taught by the Education Code of the state of California. The term “educational institution” shall include private schools, charter schools, and parochial schools.

“Embankment” means a condition in which material is deposited, pushed, pulled, dumped, or moved to another location, and the conditions resulting therefrom.

“Emergency shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

“Establishment” means any non-residential use of land involving buildings or structures for which a building permit is required, or would be required if the building or structure were to be replaced.

“Excavation” means a condition in which earth material is cut into, dug, removed, displaced, or uncovered, and the conditions resulting therefrom.

“Façade-mounted antenna” means an antenna that is directly attached or affixed to any wall of a building.

“Family” means an individual, or two (2) or more persons related by blood or marriage, or a group of unrelated individuals living together and bearing the generic character of a relatively permanent housekeeping unit in a dwelling unit.

“Family day care home” means a home which is licensed by the State pursuant to Chapter 3.4 of Division 2 of the California Health and Safety Code, as amended from time to time, to regularly provide care, protection, and supervision of 14 or fewer children in the provider’s own home, for periods of less than 24 hours per day, while the parents or guardians are away, and includes the following: “Family day care home, large” or “large family day care home” means a home that provides family day care for up to 14 children, including children who reside at the home, as defined in the California Government Code. “Family day care home, small” or “small family day care home” means a home that provides family day care to eight (8) or fewer children, including children who reside at the home, as defined in the California Government Code. For purposes of this title, family day care homes shall be considered an accessory use to any permitted single-family use.

“Farmworker housing” means housing for agricultural workers that is available to, and occupied by, only farmworkers and their households, limited to 12 units or 36 beds, as an accessory use to agricultural production only.

“FCC” means the Federal Communications Commission, and is the federal agency responsible for licensing and regulating wireless telecommunications providers. The agency has primary regulatory control over communications providers through its powers to control interstate commerce and to provide a comprehensive national system in accordance with the Telecommunications Act of 1996.

“Fill” means a condition in which material is deposited, pushed, pulled, dumped, or moved to another location, and the conditions resulting therefrom.

“Fixed wireless” service means a local wireless operation providing multiple services such as telephone, internet, and fax, to end-users. The associated equipment is in the form of a small panel or dish antenna attached to a home or building.

“Foster family home” means a state-licensed foster family residence in which 24-hour care is provided for not more than six (6) children, including children of the foster family.

“Foster family institution” means two (2) or more foster family homes, each on separate lots or parcels, which are located in close proximity to each other and are owned, operated, managed or leased by the same organization, group, corporation or other entity, or operated in any manner so that there are shared facilities, activities, or other coordinated events

"Freestanding facility" means an antenna with its support structure placed directly on the ground.

"Freeway" means a highway declared to be a freeway in compliance with the Streets and Highways Code of the state, or a route for a freeway which has been adopted by the State Highway Commission and which is declared to be such in compliance with the Streets and Highways Code of the state.

"Game center" means a place of business where more than three (3) games of skill or amusement or more than one (1) game of skill or amusement for every 1,000 square feet of building floor area are available for play or use. A "game center" is not an "adult entertainment establishment" as defined in Chapter 17.45 of this title.

"Game of skill or amusement" means any machine, device or apparatus, the operation or use of which is permitted, controlled, allowed or made possible by the deposit or placement of any coin, plate, disk, slug or key into any slot, crevice or other opening, or by the payment of any fee or fees for the purpose of or use as a game, contest or amusement of any description, the use or possession of which is not prohibited by any law of the state.

"Garage, private" or **"private garage"** means an accessory building or an accessory portion of the main building, enclosed on all sides and designed or used for the shelter or storage of vehicles owned or operated by the occupants of the main building.

"Garage, public" or **"public garage"** means a building enclosed on all sides, other than a private garage used for the care, repair or equipping of automobiles, or where such vehicles are stored, or kept for hire or sale.

"Garage sale," also known as a **"yard sale"** or **"estate sale"** or **"rummage sale"** means a short-term event conducted on private residential property consisting of the sale of used or unwanted personal property such as used toys, recreational equipment, household items, clothing, tools, and furniture.

"Grade" means the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line, or, when the property line is more than five (5) feet from the building, between the building and a line five (5) feet from the building. Grades constructed for the purpose of increasing the average height of the grade adjacent to a building shall not be considered as meeting this definition.

"Grading" means the act of creating a new grade.

"Group residential" means shared living quarters without separate kitchen and bathroom facilities for each room or unit. This classification includes "boardinghouse," "dormitory," "fraternity house," and "sorority house."

"Gross floor area" means the total combined floor space in a building or buildings. Gross floor area includes all interior floor space in a building, including storage areas, stairwells, equipment rooms, mezzanines, etc.

“Hardware store” means a retail store that sells primarily hardware, tools, building materials, building supplies, and garden supplies. A hardware store may also provide services such as home improvement consulting, key making, tool sharpening, and engraving. “Home improvement center” is included in this definition.

“Headquarters office facility” means the corporate or regional offices of a business with multiple locations, which generally includes the chief operating officials, or regional managers, as well as clerical and payroll functions. A headquarters office facility may also include manufacturing, distribution and wholesale operations, as permitted in the underlying zone district.

“Heavy equipment sales” means an establishment that sells large, mechanized, construction or farming equipment generally characterized by the presence of hydraulic systems or other mechanical or electromechanical systems of force amplification designed to perform work on a large scale. Examples of heavy equipment include: bulldozers, skip loaders, compaction rollers, dump trucks, cranes, forklifts, rotary tillers, trenchers, and harvesters.

“Heavy manufacturing” or **“heavy industry”** means industrial activities that are generally more capital intensive and less consumer-oriented than light manufacturing. Heavy industry often involves the extraction and/or use of raw materials for the production of goods with a relatively low value-to-weight ratio. Moreover, heavy industry is typically characterized by more significant environmental impacts than light industry. Examples of heavy industry include, but are not limited to: mining, concrete production, steel production, ship building, heavy equipment and automobile manufacturing, petroleum refining, and the manufacture of pharmaceutical products and chemicals.

“Home improvement center”. See the definition for “Hardware store.”

“Home occupation” means an occupation lawfully conducted within a dwelling and meeting all the requirements of this title.

“Horticulture” means the science and art of gardening, cultivating, and propagating fruits, vegetables, flowers, and ornamental plants. The term horticulture shall include, but not be limited to: fruits and vegetables, field crops, seed crops, orchards, vineyards, pastures, plant farms, and tree farms.

“Hospital” means an institution specializing in giving clinical, temporary, and emergency services of a medical or surgical nature to injured or infirm persons or patients, and which is licensed by the state of California to use the title “hospital” without a qualifying descriptive word.

“Hotel” means a building or group of buildings whose main function is to provide rooms for temporary lodging where access to at least 75 percent of such rooms is provided through interior hallways that are accessed through a completely enclosed lobby, foyer, entry hall, or similar interior entry feature. A hotel may also contain restaurants, conference rooms and personal service shops. The phrase “temporary lodging” refers to a rental period with a duration of generally less than 30 days.

“**IEEE**” means the Institute of Electrical and Electronic Engineers.

“**Individual commercial use**” is a separate and distinct non-residential or non-institutional use engaged in commerce, which use is located in a freestanding commercial building.

“**Kennel**” means any lot or parcel of land or place where four (4) or more dogs or cats of four (4) months of age or older are confined, treated, boarded, housed or cared for. For the purposes of this title, the term “kennel” shall exclude veterinary offices, animal hospitals, and pet shops.

“**Kiosk**” is a small, freestanding, open or partly open structure, which may be permanent or temporary, and which is used to display and/or sell limited merchandise and/or services. For the purposes of this title, a “kiosk” includes the term “stand” but does not include the term “outdoor vending machine.”

“**Kitchen**” means a room or portion of a room used for, or intended or designed for, cooking or the preparation of food. A kitchen shall contain at least a stove or oven.

“**Landscaping**” means living and/or nonliving decorative materials located in yards, parks, playgrounds, parking areas, and other outdoor areas of the city. Landscaping may consist of the following items: trees, shrubs, ground covers, turf, flowers, and other living plant materials (except weeds), as well as artificial turf and decorative paving such as bricks and paving stones. Landscaping may also include: decorative water features, stones, boulders, bark, crushed decorative rock, and mulch. Landscaping shall not include driveways, drive aisles, or any required parking or loading areas.

“**Large box retail**” means the retail selling of manufactured or assembled goods that cannot easily be hand-carried or placed in a standard shopping cart. Examples of large box retail items include, but are not limited to: furniture, large appliances, carpeting and flooring, custom windows, and large office machines.

“**Lattice tower**” means an open steel frame structure used to support equipment that is part of a wireless communications facility.

“**Light manufacturing**” or “**light industry**” means industrial activities that are generally less capital intensive and more consumer-oriented than heavy manufacturing. Generally speaking, light manufacturing means the production of small, consumer goods with a high value-to-weight ratio, from partially processed raw materials. Light manufacturing facilities are typically characterized by less significant potential environmental impacts than heavy manufacturing facilities and processes. Examples of light manufacturing uses include: manufacturing of optical and other precision instruments, manufacturing of paper, plastic, glass, and ceramic products, manufacturing of furniture, manufacture and assembly of consumer electronics, manufacture and assembly of tools, and the manufacturing of textile goods and clothing.

“**Liquor store**” means a commercial establishment where the primary products on display and for sale are liquor, beer and wine, and which is required by the state to obtain and hold a Type 21 Retail Off-Sale General Liquor License.

“Lot” means a parcel legally created by a subdivision map, parcel map, lot split, or certified to be legal by a certificate of compliance.

“Lot area” means the total surface area of a lot or parcel, as measured on a flat plane, within the boundary lines of the lot or parcel. For the purpose of determining area in the case of an irregular, triangular or gore-shaped lot, a line 10 feet in length within the lot and farthest removed from the front lot line and at right angles to the line representing the lot depth of such lot shall be used as the rear lot line.

“Lot area, net” or **“net lot area”** means the lot area remaining in a legal lot after any property required by the city to be dedicated for public street purposes.

“Lot, corner” or **“corner lot”** means a lot situated at the intersection of two or more streets, which streets have an angle of intersection of not more than 135 degrees.

“Lot depth” means the horizontal length of a straight line drawn from the midpoint of the front lot line and at right angles to such line connecting with a line intersecting the midpoint of the rear lot line and parallel to the front lot line. In the case of a lot having a curved front line, the front lot line, for purposes of this section, shall be deemed to be a line tangent to the curve and parallel to a straight line connecting the points of intersection of the side lot lines of the lot with the front lot line.

“Lot, interior” or **“interior lot”** means a lot other than a corner lot or reversed corner lot.

“Lot, key” or **“key lot”** means the first lot to the rear of a reversed corner lot and whether or not separated by an alley.

“Lot, panhandle” or **“flag lot”** means a lot which has a strip of land having a width narrower than that of the lot designed for the purpose of providing access to the lot.

“Lot line, front” or **“front lot line”** means, in the case of an interior lot, a line separating the lot from the street. In the case of a corner lot, the front lot line shall be the line separating the narrowest street frontage of the lot from the street.

“Lot line, rear” or **“rear lot line”** means a lot line which is opposite and most distant from the front lot line. For the purpose of establishing the rear lot line of a triangular or trapezoidal lot, or of a lot the rear line of which is formed by two (2) or more lines, the following shall apply:

1. For a triangular or gore-shaped lot, a line 10 feet in length within the lot and farthest removed from the front lot line and at right angles to the lot depth line shall be used as the rear lot line;

2. In the case of a trapezoidal lot, the rear line of which is not parallel to the front lot line, the rear lot line shall be deemed to be a line at right angles to the lot depth line and drawn through a point bisecting the recorded rear lot line; or

3. In the case of a pentagonal lot, the rear boundary of which includes an angle formed by two lines, such angle shall be employed for determining the rear lot line in the same manner as prescribed for a triangular lot.

4. In no case shall the application of the above be interpreted as permitting a main building to locate closer than five (5) feet to any property line.

“Lot line, side” or **“side lot line”** means any lot boundary line not a front lot line or a rear lot line.

“Lot, reversed corner” or **“reversed corner lot”** means a corner lot, the side street line of which is substantially a continuation of the front lot line of the lot upon which the rear of such corner lot abuts.

“Lot, through” or **“through lot”** means a lot having frontage on two (2) parallel or approximately parallel streets.

“Lot width” means the horizontal distance between the side lot lines measured at right angles to the lot depth line at a point midway between the front and rear lot lines.

“Major street” means a public road that is indicated by the general plan as a primary thoroughfare and/or has an existing or proposed right-of-way dimension of at least 84 feet.

“Manufactured home” means a mobile home built since June 15, 1976, and certified under the National Mobile Home Construction and Safety Standards Act of 1975, installed on a permanent foundation and having surrendered to the community development department any state registration or certification pertaining to mobile homes.

“Market” means a retail store, with a gross floor area greater than 4,000 square feet and less than 15,000 square feet that sells primarily food items and household supplies. Small grocery stores, produce markets, and specialty food stores are included in this definition.

“Marquee” means a permanent roofed structure attached to a building and projecting over public property. (See also “Arcade.”)

“Martial arts facility” means a school and training facility that specializes in training and instructing students in the practice of hand-to-hand combat techniques, including the use of traditional weapons and excluding training in the use of firearms.

“Mobile home” means a vehicle designed as a movable or portable dwelling built on a chassis, connected to utilities, and designed without a permanent foundation.

“Mobile home accessory building or structure” means any awning, cabana, ramada, storage cabinet, carport, fence, windbreak, or porch established for the use of the occupant of the mobile home. (Definitions of these terms are found in Section 5204 of Title 25 of the California Code of Regulations.)

“Mobile home lot” means any area or tract of land within a mobile home park which is designated or used for the occupancy of one (1) mobile home, and which complies with the standards and criteria of the city.

“Mobile home park” means an area or tract of land which has been developed in accordance with the standards and criteria of the city, and where one (1) or more mobile home lots are rented, leased, or sold to accommodate mobile homes used for human habitation.

“Mobile home subdivision” means an area or tract of land, which has been developed as a mobile home park in accordance with the standards and criteria of the city, and where each mobile home lot within the park has been legally subdivided in order to permit the sale of the lots to individual mobile home residents.

“Monopole” means a structure composed of a single spire used to support equipment that is part of a wireless communications facility.

“Motel” means a building or group of buildings whose main function is to provide temporary lodging in separate rooms for transient auto travelers, in which at least 75 percent of such rooms are directly accessible from an outdoor parking area. The phrase “temporary lodging” refers to a rental period with a duration of generally less than 30 days.

“Nameplate” means a device indicating the name and address of the occupant of a residence or structure.

“Nonconforming structure” means a building, or portion thereof, which was lawfully erected or altered and maintained, but which, because of the application of this title, no longer conforms to the physical development standards for the zone in which it is located.

“Nonconforming use” means a use that was lawfully established and that has been continuously conducted at the same location, but which because of the application of this title, is no longer authorized at that location, or requires approval of a discretionary permit and has not obtained such discretionary permit approval.

“Office, administrative, business and/or professional” means an establishment engaged in the provision of executive, management, administrative, consulting, or professional services, such as architectural, design, engineering, real estate, information technology and technological support, insurance, investments, legal, secretarial, accounting, graphic arts, desktop publishing, advertising, marketing, title insurance, collection, or personnel. This provision includes health administration, when no medical services are provided on site.

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

“Outdoor retail sales” means any business that is permitted by this title to conduct retail sales outdoors and where such outdoor sales occupy a minimum of 50 percent of the total gross lot area of the site.

“Outdoor vending machine” means a self-contained or connected appliance, machine, or mechanical device located outside or in a non-enclosed space that is used to dispense a retail product or service. Examples of outdoor vending machines include but are not limited to: canned or bottled beverage dispensers, filtered water dispensers, coin-operated amusement rides, video rental machines, cages for the retail sale of propane gas cylinders, and coolers for the retail sale of bagged ice. Kiosks, newspaper racks, automatic teller machines, resource recovery centers, donation boxes, and pay phones are not considered or regulated as outdoor vending machines for the purpose of interpreting this title.

“Parking area” means an area not located in a public street or alley with facilities constructed to city standards and maintained exclusively for parking of one (1) or more vehicles and including associated aisles and driveways.

“Paving” or **“pavement”** means a minimum of two (2) inches of asphaltic concrete over a prepared base, or an alternative surface approved by the director of public works, to be used as a driveway and/or parking area for automobiles. Paving does not include sidewalks or walkways.

“Pawn Shop” means any business in which a pawnbroker is engaged in the business of receiving goods in pledge as security for a loan.

“Personal storage facility” means an establishment that provides for the storage of privately-owned household goods, personal property, business records, documents, and supplies within an enclosed building. Personal storage facilities are commonly referred to as “mini-storage” facilities. This classification is distinct from the use classification of “warehousing and distribution.”

“Pharmacy” means an establishment that dispenses prescription and non-prescription medications under the direction of a pharmacist. A pharmacy may also sell a wide range of retail products in a manner similar to department stores and supermarkets.

“Planned residential development” or **“PRD”** means a kind of common interest development consisting of a group of buildings, sublots, or sites for designated future buildings, together with the surrounding open spaces, comprehensively planned in relation to each other, with the necessary utilities and services, access ways, parking areas, recreation facilities, and other appurtenances designed for residential purposes. A planned residential development is a total development concept, rather than an aggregate of separate individual buildings on unrelated lots.

“Planned unit development” or **“PUD”** means a kind of common interest development consisting of a group of buildings, sublots, or sites for designated future buildings, together with the surrounding open spaces, comprehensively planned in relation to each other, with the necessary utilities and services, access ways, parking areas and other appurtenances. A planned unit development is a total development concept rather than an aggregate of separate individual buildings on unrelated lots. A planned unit development permit may be applied for in all zoning districts.

“Poolhall” or **“billiard parlor”** means a place of business where three (3) or more pool tables or three (3) or more billiard tables, or any combination thereof, are available for play or use.

“Porte cochere” means a roofed extension or projection of a building used for the shelter of passengers loading or unloading from vehicles.

“Potbellied pig” means a miniature pig not exceeding 22 inches at the shoulder or 125 pounds.

“Poultry” means chickens, ducks, geese, turkeys, Guinea fowl, and other forms of domesticated fowl, excluding roosters.

“Religious activities” means activities commonly conducted within religious facilities and may include worshipping, religious teaching and study, and the administration of the religious activities. Religious activities do not include such secular activities as the regular housing and feeding of the homeless, or the operation of elementary and secondary schools and colleges, and day care, or day nurseries, regardless of whether they might otherwise be conducted within religious facilities.

“Religious facilities” means permanent buildings used as places for worship and may include assembly halls and rooms, libraries, kitchens, offices, and similar spaces as well as up to one residence to be used by the religious leader or a caretaker.

“Residential care facility” means a residential home or facility providing 24-hour non-medical care for persons in need of personal services, protection, supervision, counseling, guidance, or assistance essential for sustaining the activities of daily living. This use classification only includes those facilities described above that are licensed by the State Department of Social Services, such as elder care facilities and sober living facilities.

“Restaurant” means any commercial establishment open to the general public that prepares and sells food for on-site consumption as a primary use. A restaurant has a kitchen, or other food preparation area, a menu of food items, and an indoor dining area. A “restaurant” includes, but is not limited to: a café, coffee shop, ice cream parlor, or similar uses where on-site dining facilities are provided. Accessory deli counters and areas for the sale of prepared food at convenience markets, markets, and supermarkets are not included in this definition.

“Restaurant, take-out” or **“take-out restaurant”** means a restaurant in which the products or menu of items prepared are intended exclusively for off-site consumption. A take-out restaurant shall be allowed a maximum of eight seats indoors for the convenience of customers who are waiting. No dining facilities (i.e., tables, booths, stools, benches, shelves, or bars) either indoors and/or outdoors, or service facilities (i.e., drive-through lane) shall be permitted.

“Roof-mounted” means anything directly attached or affixed to the roof of a building.

“Room” means any partitioned-off area used solely for human occupancy excluding areas used for bathrooms and storage purposes.

“Satellite antenna” means an accessory structure consisting of an electromagnetic wave (radio wave) reflector, along with the necessary receiving antenna parts and supporting structure, the purpose of which is to receive television signals broadcast from an earth-orbiting transmitter.

“Screening fence” or **“screening wall”** means a structure, which provides for the obstruction or impairment of visibility between properties, between one portion of a property and another portion of a property, or between public and private properties.

“Searchlight” means an apparatus for projecting a powerful beam of light and, for the purposes of this chapter, such light, whether stationary or moving, is intended to draw attention to a particular property or event.

“Seat” means a single chair, or a distance of 24 inches measured along the width of a bench, bleacher, or pew.

“Secondhand Merchandise Store or Kiosk” means a business engaged in the purchase, or purchase and resale, of “Specified Secondhand Items.” For purposes of this use classification, “Specified Secondhand Items” includes gold, precious metals, gemstones, jewelry, or electronics. Electronics shall include but is not limited to wireless communication devices or computers. Businesses that purchase these secondhand items as an accessory use to a primary retail sales use are excluded.

“Security wire” means a type of fence material characterized by sharp edges or points arranged at intervals along strands or coils of the wire. Security wire is typically strung or coiled along the top of a fence and may also be called barbed wire, razor wire, or concertina wire.

“Service provider” means a “wireless telecommunications provider” as defined in Section 3 of the Telecommunications Act of 1996, and is a company or organization, or the agent of a company or organization, that provides wireless communications services.

“Service road” means a street, drive, or alley that may be publicly or privately owned which is accessory to the primary frontage road and inter-connecting adjacent commercial properties. A service road may be on-site or may be adjacent to the site, but the side street along properties situated in intersections is not considered a service road.

“Setback line, exterior” or **“exterior setback line”** means the line as indicated in the various zoning districts that determines the required yards from any street frontage property line.

“Setback line, interior” or **“interior setback line”** means the line as indicated in the various zoning districts that determines the required yards from any property line that separates adjacent properties.

“Shopping center” means a commercial development encompassing a developed area of two (2) or more acres, which are planned, developed, owned, or managed as a unit, and which provide off-street parking for customers of the commercial establishments.

“Shopping center, regional” or **“regional shopping center”** means a shopping center which has a regional market area and which includes two (2) or more major department stores along with associated specialty retail stores, which altogether have a combined gross floor area of at least 500,000 square feet.

Sign. See Chapter 17.190 for all sign-related definitions.

“Slope” means the inclined surface of an embankment, excavation, or natural terrain, the inclination of which is expressed as a ratio of horizontal distance to vertical distance. Slope may also be expressed as a percentage. In calculating slope percentage, the vertical distance of the sloped surface (rise) is divided by the horizontal distance (run) and the resulting decimal number is multiplied by 100 to yield the slope percentage.

“Sound level” or **“noise level in decibels (dB)”** means the sound measured with the A weighting and slow response by a sound level meter.

“Sound level meter” means an instrument including a microphone, an amplifier, an output meter and frequency weighting networks for the measurement of sound levels which satisfy the pertinent requirements in American Standard Specifications for sound level meters S1.4—1971 or any more recent revision thereof.

“Special training and schooling” means a facility for the conduct of instructional services outside the setting of educational institutions, vocational schools, and trade schools. Examples of special training and schooling include: arts and crafts instruction, sports and recreational instruction, language instruction, automobile driving schools, and educational support services such as exam preparation and testing.

“Stand” means a small, freestanding, open or partly open structure, which may be permanent or temporary, and which is used to display and/or vend merchandise, money or services. For the purposes of this title a “stand” is the same as a “kiosk.”

“Stealth facility” means any communications facility that is designed to blend into the surrounding environment, and is visually unobtrusive. Examples of stealth facilities may include architecturally screened roof-mounted antennas, and facade-mounted antennas painted and treated as architectural elements to blend with an existing building. Also known as a “concealed telecommunications facility.”

“Story” means that portion of a building included between the surface of any floor and the surface of the floor next above it. If there is no floor above it, then the space between such floor and the ceiling next above it shall be considered a story. A basement shall not be considered as a story when computing the height of a building.

“Stove” or **“oven”** means a portable or fixed appliance that burns fuel or uses electricity to provide heat for cooking.

“Street” means a thoroughfare having a width not less than 30 feet, and dedicated to public use, and which affords primary means of access to abutting property.

“Street line” means the boundary line between a street and the abutting property.

“Street, side” or **“side street”** means a street which is adjacent to a corner lot and which extends in the general direction of the line determining the depth of the lot.

“Structural alteration” means any change in the supporting members of a building such as foundations, bearing walls, columns, beams, floor or roof joists, girders or rafters, or changes in roof or exterior lines.

“Structure” means anything constructed or erected which requires location on the ground or attached to something having a location on the ground, but not including fences or walls used as fences not more than six (6) feet in height.

“Sublot” means a designated portion or division of land, airspace, or combination thereof, within the boundaries of a planned residential development or a planned unit development legally created through either the planned residential development or the planned unit development process. A sublot need not have frontage on a public or private street. A condominium lot is a sublot.

“Supermarket” means a retail store, with a gross floor area of no less than 15,000 square feet, which sells primarily food items and household supplies. Large grocery stores are included in this definition.

“Supportive housing” means housing with no limit on length of stay, that is occupied by persons with disabilities, and families who are "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as that term is defined by paragraph (2) of subdivision (e) of Section 11139.3 of the Government Code, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

“Swimming pool” means a structure or excavation intended for swimming or recreational bathing that contains water 18 inches or more deep. This definition includes in-ground, and above-ground swimming pools, hot tubs and spas.

“Telecommunications Act of 1996” refers specifically to 47 U.S.C. Section 332.

“Temporary feeding area” means a fixed location outside of the public right-of-way which allows for the operation of mobile feeding facilities.

“Temporary use” means an activity that is conducted for a fixed, limited duration with the intent to discontinue the activity upon the expiration of the fixed time period.

“Thrift” or “Resale Store” means a business whose primary purpose is the resale of donated or purchased used items such as furniture, clothing, or general household goods not defined elsewhere.

“Transitional housing” means housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and service fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development's requirements for subsidized housing for low-income persons. Rents and service fees paid for transitional housing may be reserved, in whole or in part, to assist residents in moving to permanent housing.

“Transition service center” means a permanent facility designed and operated to provide direct, indirect, referral and/or counseling services to persons who have no permanent residence or who are in need of assistance.

“Use” means the purpose for which land or building is arranged, designed or intended, or for which either land or building is or may be occupied or maintained.

“Use, retail” or “retail use” means trade uses that sell goods individually or in small quantities directly to the public. Typically, retail uses charge sales tax, and are at the end of the distribution chain for manufactured or processed goods.

“Use, trade and service” or “trade and service use” means a use that is primarily involved in the selling of goods and services to the general public and to other businesses. Trade uses may sell their goods in both retail and wholesale fashion. Service uses are not considered to be either retail or wholesale in nature.

“Utilities” means the operational facilities and associated equipment of a company or governmental entity that provides a public service subject to government regulation. For the purposes of interpreting this title, the term “utility” shall include facilities that provide: gas and/or electrical service, telephone service, cable television service, Internet service, waste disposal service, water service, and sewage treatment service. The term “utilities” shall not include the administrative offices of a utility company, nor shall it include minor and appurtenant equipment such as distribution lines, electrical transformers, and similar appurtenances necessary to distribute and connect the provided services to the end-users.

“Veterinary and small animal hospital” or “pet clinic” means a place of business operated by a qualified veterinarian for the treatment of small domestic animals, where boarding, training and grooming of animals are only incidental to such treatment.

“Walking distance” means the total linear distance that a pedestrian must walk in order to safely travel from one property to another property without trespassing or violating any pedestrian laws such as the law prohibiting “jay-walking.” For the purposes of this title, walking distance between properties shall be measured from property line to property line.

“Wholesale use” means a trade use that sells goods in large quantities to other businesses, to professionals, and to retail establishments. Typically, wholesale uses involve the storage of large quantities of goods in warehouses, and may also involve the distribution of goods to retail establishments, professionals, and other end-users.

“Wild animal” means any animal which is not normally domesticated within the United States, and/or not normally allowed as a pet in California by the Department of Fish and Game, irrespective of its actual or asserted state of tameness or domestication.

“Wireless communications facility” means a land use facility supporting antennas, which sends and/or receives radio frequency signals. Wireless communications facilities include antennas and other types of equipment for the transmission or receipt of such signals; telecommunication towers or similar structures built to support such equipment; equipment cabinets, base transceiver stations, and other accessory development. A wireless communications facility is also referred to as a “telecommunication facility.”

“Wireless facility support structure” means the electronic equipment housed in a cabinet or small building that, together with one or more antennas, comprises a personal communications services (PCS) facility or site. The cabinet or building typically includes an air conditioning unit, heating unit, electrical supply, telephone hook-up, and back-up power supply.

“Yard” means an open space other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this title.

“Yard, exterior” or **“exterior yard”** means an area extending across the full width or depth of the lot lying between a street frontage property line and the required exterior side setback line, including any interior yards.

“Yard, front” or **“front yard”** means an area extending across the full width of the lot and lying between the front lot line and a line parallel thereto, and having a distance between them equal to the required front yard depth as prescribed in each zone. Front yards shall be measured by a line at right angles to the front lot line, or by the radial line in the case of a curved front lot line. When a lot lies partially within a planned street indicated on a specific plan for such a street, and where such planned street is of the type that will afford legal access to such lot, the depth of the front yard shall be measured from the contiguous edge of such planned street in the manner prescribed in this definition.

“Yard, interior” or **“interior yard”** means an area extending across the full width or depth of the lot and lying between the interior property line and the interior setback line, including any exterior yards.

“Yard, rear” or **“rear yard”** means a yard extending across the full width of the lot, the depth of which yard shall be the minimum required distance as measured from the rear lot line toward the front lot line.

“Yard, rear line of required front” or **“rear line of the required front yard”** means a line parallel to the front lot line and at a distance therefrom equal to the depth of the required front yard, and extending across the full width of the lot.

“Yard, side” or **“side yard”** means a yard between the main building and the side lot lines extending from the rear line of the required front yard, or the front lot line where no front yard is required, to the rear of the main building, the width of which side yard shall be measured horizontally from, and at right angles to, the nearest point of a side lot line towards the nearest part of a main building.

“Zone” means the same as “zoning district.”

“Zoning district” means the delineation of land into a zone as indicated on the land use zoning map, to which the regulations of this title apply.

“Zoning letter” means a document prepared by the director of the community development department, or the director’s designee, and is a written response to a request for a written description of the zoning, land use, development, code enforcement, or entitlement history of a specific property. A zoning letter is not the same as a “director’s determination” as defined in this title.

SECTION 22. Chapter 17.110 of Title 17 of the El Cajon Municipal Code is hereby repealed in its entirety.

SECTION 23. Section 17.115.070 of Chapter 17.115 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 24. A new Section 17.115.070 of Chapter 17.115 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.115.070 Uses and activities permitted by conditional use permit.

In addition to those uses listed in the land use tables as requiring a conditional use permit, the following uses and activities shall be permitted in any zone (except as noted), provided a conditional use permit is granted:

- A. Outdoor public address systems or loudspeakers;
- B. Pyrotechnic displays (fireworks); or
- C. Flagpoles in excess of 55 feet in height.

SECTION 25. Subparagraph (h) of paragraph (1) of Subsection (B) of Section 17.115.100 of Chapter 17.115 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 26. A new subparagraph (h) of paragraph (1) of Subsection (B) of Section 17.115.100 of Chapter 17.115 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

- h. Transition service centers and/or emergency shelters

SECTION 27. Section 17.115.120 of Chapter 17.115 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 28. A new Section 17.115.120 of Chapter 17.115 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.115.120 Special land use regulations.

Certain uses, because of their unique nature, shall be subject to special standards. These special uses and special standards are located in various chapters and subsections within this title. The table below lists such special uses and provides direction in locating applicable standards for those uses within this title:

**Table 17.115.120
Special Land Use Regulations**

Adult entertainment establishments	Chapter 17.45
Agriculture and animals	Chapter 17.205
Alcohol sales	Chapter 17.210
Automotive fueling stations	Chapter 17.215
Alternative Lending	Chapter 17.215
Bed and breakfast establishments	Chapter 17.225
Family daycare homes	Chapter 17.225
Garage sales	Chapter 17.225
Home occupation business	Chapter 17.225
Kitchen facilities in hotels and motels	Chapter 17.225
Massage parlors	Chapter 17.225
Mobile home and temporary buildings uses as temporary offices	Chapter 17.225
Modified development standards for affordable housing	Chapter 17.220
Motion picture theatres	Chapter 17.230
Off-site outdoor automobile sales	Chapter 17.225
Outdoor dining areas	Chapter 17.225
Personal storage facilities	Chapter 17.235
Resource recovery centers	Chapter 17.225
Roadside stands	Chapter 17.225
Satellite antennas	Chapter 17.225
Second-family units in residential zones	Chapter 17.140
Secondhand Merchandise Stores and Pawn Shops	Chapter 17.250

SECTION 29. Section 17.130.200 of Chapter 17.130 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 30. A new Section 17.130.200 of Chapter 17.130 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.130.200 Retaining walls.

Where a retaining wall protects a cut below natural grade and is located on the line separating lots, such retaining wall may be topped by a fence, wall or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed. Where a retaining wall contains a fill, the height of the retaining wall built to retain the fill shall be considered as contributing to the permissible height of a fence, solid wall or hedge; provided, that in any event a protective openwork fence or wall not more than 42 inches in height may be erected atop the retaining wall. An openwork fence means a fence in which the component solid portions are evenly distributed and constitute not more than 60 percent of the total surface area of the face of the fence. Where a fence or wall is erected on top of a retaining wall containing a fill, the director may approve an administrative zoning permit authorizing a combined wall and fence height greater than is normally permitted, subject to the written notice of all affected adjoining property owners.

SECTION 31. Subsection (B) of Section 17.130.240 of Chapter 17.130 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 32. A new subsection (B) of Section 17.130.240 of Chapter 17.130 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

- B. In all single-family residential zones, if there is no rear-yard vehicular access from the street, or alley, the lot must provide an unobstructed 10-foot setback on one side of the house for vehicular access. The 10-foot setback shall be completely unobstructed from the ground up to a height of 10 feet. The 10-foot setback is not required for existing and permitted houses that were constructed with a reduced setback.

SECTION 33. Section 17.130.250 of Chapter 17.130 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 34. A new Section 17.130.250 of Chapter 17.130 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.130.250 Kiosks.

A kiosk, stand or cart for the sale of flowers, food, newspapers, keys or similar merchandise or an automatic teller machine used for financial transactions may be permitted outdoors in commercial zones, subject to the granting of an administrative zoning permit pursuant to Chapter 17.40. Such a kiosk shall satisfy all the development standards and use restrictions applicable to the underlying zone district, including architectural standards. Furthermore, the area of the kiosk shall be counted as additional floor space for the purpose of calculating off-street parking requirements.

SECTION 35. A new Section 17.130.265 of Chapter 17.130 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.130.265 Amateur Radio Antennas.

Amateur radio antennas may have an overall height of up to 55 feet. Amateur radio antennas may exceed the 55-foot height limit with the approval of a conditional use permit. In no event may any amateur radio antenna in the city violate Federal Aviation Agency standards for aeronautic safety.

SECTION 36. Chapter 17.135 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 37. A new Chapter 17.135 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

Chapter 17.135 M-U (MIXED-USE) ZONE

17.135.010 Intent and purpose.

The Mixed-Use Overlay Zone establishes zoning districts that are intended to provide for the orderly transition of certain areas of El Cajon into walkable districts that accommodate a mixture of retail, office, and residential uses, while protecting existing uses. It is further intended to protect the existing job base, develop mixed-use cores, provide transportation, pedestrian, and visual connectivity, and develop, safe, well-designed neighborhoods.

Moreover, the Mixed-Use Overlay Zone is designed to develop an urban framework to ensure the appearance, location, and scale of buildings compliment the character of the area in which they are located, ensure compatibility between existing and proposed businesses, and provide a mix of building and housing types allowing variety and choice.

The Mixed-Use Overlay Zone is an added layer of opportunity specifically designed to allow residential and mixed-use development options in existing commercial areas, and higher density residential developments in existing residential zones. Existing current underlying zoning designations remain unchanged.

17.135.020 Authority to Approve.

In conjunction with the associated planning permit application, the decision-making body may approve, conditionally approve, or deny such permits. Specifically, proposed developments that are contrary to the Mixed-Use Overlay Zone intent and purpose described in section 17.135.010 will not be approved. Furthermore, the director of community development may, at his or her discretion, refer planning permits and amendments thereto to the next higher decision-making body, which may approve, conditionally approve, or deny such permits.

17.135.030 Compatibility.

All proposed developments within the Mixed-Use Overlay Zone shall comply with all applicable requirements of this chapter. However, administrative relief may be approved from certain requirements subject to the provisions outlined below:

Administrative relief: Requests for administrative relief shall be considered by staff, by the Planning Commission, or by the city council in conjunction with the associated planning permit application for parking and other development standards. In order for the decision-making body to approve administrative relief, except where noted in this section, the approval body shall find that:

- A. The request will not negatively impact the appearance of the project site or the surrounding properties.
- B. The proposed project will not adversely impact and will not place undue burden on adjacent uses.
- C. Supporting evidence provided by the applicant is acceptable and sufficient to approve the administrative relief, which may include but is not limited to a traffic impact study, parking study, or other study or analysis prepared by a certified expert licensed to prepare such work.

17.135.040 Applicability.

The Mixed-Use Overlay Zone provides a development option for property owners and developers proposing projects designed to meet the intent and purpose of this chapter and shall be subject to the following permit application requirement:

- A. A Site Development Plan, pursuant to Chapter 17.65, shall be required for all proposed developments, including residential mixed-use and residential only projects with a density of up to 40 dwelling units per acre.
- B. A Conditional Use Permit, pursuant to Chapter 17.50, shall be required for all proposed residential mixed-use and residential only projects with a density above 40 dwelling units per acre.

17.135.050 Permitted uses.

Permitted uses shall include residential and those identified as permitted in the underlying zone and any applicable specific plan governing uses on the property.

17.135.060 Conditional uses.

Conditionally permitted uses shall include residential and those uses identified as conditionally permitted uses in the underlying zone and any applicable specific plan governing uses on the property.

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: There shall be no maximum building height, 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 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.
- 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.

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- F. Open space/recreation area: In a residential mixed-use or residential only development, a form of open space/common recreational area or passive open space or combination thereof shall be provided. The amount or type of required open space shall be determined as part of the project review process.
- G. Trash and Recycling: Refer to Section 17.130.160 for general requirements.
- H. 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 Off-street parking.

- A. Parking: Refer to Chapter 17.185 for general parking requirements.
- B. Parking Location.
 - 1. Parking shall be located to the rear or interior side of the building and not along any public street frontage.
 - 2. Wayfinding signage directing pedestrian and vehicular traffic to parking facilities is required.

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 should emphasize buildings, parking and other points of entry into the project.
- 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. Mechanical enclosures shall have a screened or louvered top to improve views from above and to provide required air circulation.

17.135.110 Signs.

New residential only, residential mixed-use and commercial projects developed in accordance with the Mixed-Use Overlay Zone standards shall be subject to the following sign standards specified in this section and shall require approval of a sign permit prior to the placing, erecting, moving, or alteration of any sign, unless expressly exempted by this section.

- A. Wall signs: Except as provided below, building facade signs shall be limited to a maximum sign area of two square feet of sign area per linear foot of building façade width.
- B. Projecting signs: Projecting signs may project a maximum of twenty-four inches from the building facade with a maximum sign area of ten square feet per face and are included in the calculation of the maximum allowable wall sign area. Projecting signs shall maintain a minimum ground or sidewalk clearance of eight feet.
- C. Suspended signs: Suspended signs under an arcade shall be limited to one in front of each entrance to the building, shall be no wider than sixty percent of the width of the arcade, with a maximum sign area of six square feet per face, and shall maintain a minimum ground or sidewalk clearance of eight feet. Signs suspended perpendicular to the building entrance shall not be included in the calculation of the maximum cumulative wall sign area. Signs suspended parallel to the street shall be included in the calculation of the maximum collative wall sign area.

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- D. Freestanding signs: Freestanding signs shall be limited to monument signs, with one monument sign permitted for each street frontage of each development. The maximum height of a monument sign is eight feet, and the maximum sign area is one hundred twenty (120) square feet per face, and shall be subject to sight visibility requirements in section 17.190.210(E)(2)(C).
- E. Window signs: Window signs shall be limited to fifteen percent of the total business window sign area and shall not be located more than four feet above the adjacent sidewalk. Window signs shall not be included in the calculation of the maximum cumulative wall sign area.
- F. Portable signs: One portable sign on a sign stand or sandwich board (A-frame) sign is allowed for each ground floor retail, restaurant, and personal service use (e.g. hair salons, barber shops, nail salon), and subject to the following standards:
 - 1. Maximum sign/structure dimensions shall be 20-inches wide and 42-inches high.
 - 2. Signs may be placed on public sidewalk, subject to issuance of an encroachment permit by the city. Sign placement must conform to Americans with Disability Act requirements at all times. Portable signs placed over a public sidewalk may only identify the business name, products, and services of the adjacent establishment for which the encroachment permit is granted. They may not include political or any other unrelated messages. Alcohol, tobacco and similar products regulated pursuant to Chapter 8.33 may not be included on signs located on the public sidewalk. A brand logo for the downtown adopted by the Property Based Improvement District or city may be included on the sign panel.
- G. Sign on outdoor dining fences: One sign panel measuring a maximum of eight square feet in size and a maximum of ½ inch in thickness may be affixed to an approved outdoor dining fence when the outdoor dining area for an adjacent restaurant is less than 60 feet or more in width. Such signs shall subject to the following standards:
 - 1. Sight lines may not be obstructed, as determined by the City Traffic Engineer.
 - 2. Sign panels on an approved outdoor dining fence shall not be included in the maximum allowable wall signs noted above.
 - 3. Sign panels shall be flush-mounted and made of rigid and durable materials such as metal, wood, or hard plastic. Sign panels shall be professionally printed, not hand-painted, and mounted with discreet or artistic hardware.

4. Sign panels may encroach over the public sidewalk or Prescott Promenade, subject to issuance of an encroachment permit by the city. Sign panels over a public sidewalk or Prescott Promenade may only identify the restaurant name, products and events of the restaurant holding the license to the outdoor dining area. They may not include political or any other unrelated messages. Alcohol, tobacco and similar products regulated pursuant to Chapter 8.33 may not be included on signs located on the public sidewalk or Prescott Promenade. A brand logo for the downtown adopted by the PBID or city may be included on the sign panel.
- H. Menu boards/cases. Wall mounted restaurant menu boards/cases measuring four square feet or less shall not be included in the maximum square footage allowable for wall signs. Menu boards/cases shall be a maximum of three inches thick. Internal, non-animated illumination is permitted.
- I. Animated signs. Animated window signs shall be limited to five percent of the ground floor window area, up to a maximum of four square feet and 40 linear feet per business establishment, whichever is less. Animated signs shall be included in the 15 percent maximum window area signage allowance.
- J. No box or can signs, internally illuminated or not, shall be permitted.

SECTION 38. Chapter 17.140 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 39. A new Chapter 17.140 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

Chapter 17.140 RESIDENTIAL ZONES

17.140.010 Purpose.

The purpose of this chapter to list regulations relating to residential zones and residential development under simplified headings.

17.140.020 Residential zoning districts.

The table below lists the residential zoning districts discussed in this chapter.

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**Table 17.140.020
Residential Zone Table**

Residential Zones:	Descriptive Zoning District Name:
O-S	Open space
PRD	Planned residential development
RS-40	Residential, single-family, 40,000 s.f.
RS-20	Residential, single-family, 20,000 s.f.
RS-14	Residential, single-family, 14,000 s.f.
RS-9	Residential, single-family, 9,000 s.f.
RS-6	Residential, single-family, 6,000 s.f.
RM-6000	Residential, multi-family, 6,000 s.f.
RM-4300	Residential, multi-family, 4,300 s.f.
RM-2500	Residential, multi-family, 2,500 s.f.
RM-2200	Residential, multi-family, 2,200 s.f.
RM-1450	Residential, multi-family, 1,450 s.f.
RM-HR	Residential, multi-family, high-rise

17.140.030 Intent of residential zones—Density and general plan consistency.

The General Plan designates residential land use classifications intended to accommodate various densities of residential development within the city. It is the intent of every residential zone established in this title to implement these goals and objectives. The various residential zones contain development standards intended to achieve General Plan goals and objectives by regulating residential development within specific density ranges. No residential subdivision or residential development shall be authorized which exceeds the density provisions of the underlying General Plan land use classification. See Chapter 17.220 for density bonus regulations related to affordable housing projects.

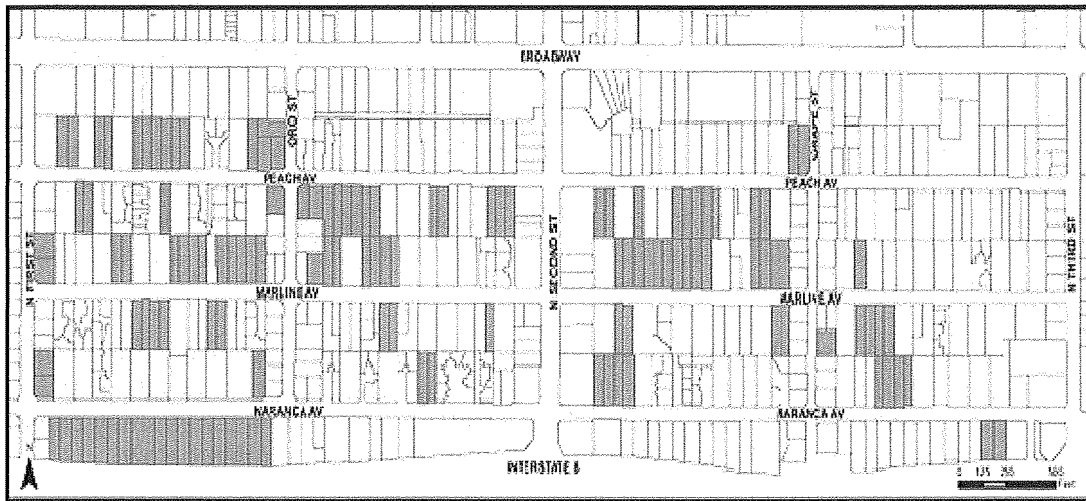
The following table indicates the allowable density in each of the city's residential zones. Within single-family zoning districts (RS designated zones), only one primary dwelling unit is authorized per legally established lot. Multiple family zones (RM designated zones) may contain multiple dwelling units per lot, subject to the density limits described in the table below.

For the purpose of this title, residential density is expressed as dwelling units per square foot of net lot area. However, it may also be expressed as dwelling units per acre of net lot area. Net lot area is calculated by subtracting all portions of the lot, or lots, which have been proposed to be dedicated for public rights-of-way.

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**Table 17.140.030
Residential Density Table**

Residential Zone:	Maximum Density:
O-S ¹	See Chapter 17.155
PRD	See Chapter 17.165
RS-40 ¹	1 unit/40,000 square foot lot
RS-20 ¹	1 unit/20,000 square foot lot
RS-14 ¹	1 unit/14,000 square foot lot
RS-9 ¹	1 unit/9,000 square foot lot
RS-6 ¹	1 unit/6,000 square foot lot
RM-6000 ^{2, 3}	1 unit/6,000 square feet of total lot area
RM-4300	1 unit/4,300 square feet of total lot area
RM-2500	1 unit/2,500 square feet of total lot area
RM-2200	1 unit/2,200 square feet of total lot area
RM-1450	1 unit/1,450 square feet of total lot area
RM-HR	No density limit in the RM-HR zone



- ¹ Limited to one primary dwelling unit per lot, except in PUD developments.
- ² In the event a lot was of record having at least 9,900 square feet of gross lot area before required and subsequent street dedications were made, but less than 12,000 square feet of gross lot area when the lot was incorporated into the City of El Cajon, a second dwelling may be constructed, provided all other requirements of this chapter are met. This provision shall apply to those qualifying lots identified in Ordinance 1177, effective April 20, 1960 as highlighted below.
- ³ The maximum number of dwelling units shall not exceed three per lot unless a project is approved in accordance with Chapter 17.60 of this title.

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17.140.040 Special district requirements for the O-S and PRD zones.

The O-S zone and the PRD zone are subject to unique development standards and zone district requirements. See Chapter 17.155 for regulations relating to the O-S zone. See Chapter 17.165 for regulations relating to the PRD zone.

17.140.050 General lot requirements.

For general provisions related to lots, including provisions for substandard lots, reductions in minimum lot area, construction across property lines, and development of lots subject to acquisition of land for public use, refer to Chapter 17.125.

17.140.060 Residential lot requirements.

The following table lists the minimum spatial requirements for the establishment of new residential lots.

**Table 17.140.060
Residential Lot Requirements**

Residential Zone:	Lot Area:	Lot Width:	Lot Depth:	Flag Width:
O-S	See Chapter 17.155	See Chapter 17.155	See Chapter 17.155	See Chapter 17.155
PRD	See Chapter 17.165	See Chapter 17.165	See Chapter 17.165	See Chapter 17.165
RS-40	40,000 s.f. ¹	100 ft.	90 ft. ⁴	20 ft.
RS-20	20,000 s.f. ²	100 ft.	90 ft. ⁴	20 ft.
RS-14	14,000 s.f. ³	90 ft.	90 ft. ⁴	20 ft.
RS-9	9,000 s.f.	70 ft.	90 ft. ⁴	20 ft.
RS-6	6,000 s.f.	60 ft. interior 70 ft. corner	90 ft. ⁴	20 ft. ⁵
RM-6000	6,000 s.f.	50 ft.	90 ft. ⁴	n/a
RM-4300	6,500 s.f.	65 ft.	90 ft. ⁴	n/a
RM-2500	7,000 s.f.	70 ft.	90 ft. ⁴	n/a
RM-2200	7,000 s.f.	70 ft.	90 ft. ⁴	n/a
RM-1450	7,000 s.f.	70 ft.	90 ft. ⁴	n/a
RM-HR	20,000 s.f.	100 ft. interior 110 ft. corner	90 ft. ⁴	n/a

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

- ² The minimum required lot area shall be twenty thousand square feet, except when two or more lots are created by subdivision or parcel map, the total lot area of all lots, permanently reserved open space, and community recreation areas, not including street area, divided by the total number of residential building lots, shall not be less than twenty thousand square feet; at least one-half of all residential building lots shall contain not less than twenty thousand square feet; in no case shall a lot contain less than twelve thousand square feet.
- ³ The minimum required lot area shall be fourteen thousand square feet, except when two or more lots are created by subdivision or parcel map, the total lot area of all lots, permanently reserved open space, and community recreation areas, not including street area, divided by the total number of residential building lots, shall not be less than fourteen thousand square feet; at least one-half of all residential building lots shall contain not less than fourteen thousand square feet; in no case shall a lot contain less than nine thousand square feet.
- ⁴ Unless specifically waived by the city council at the time of map approval, maximum lot depth is limited to three times the average lot width.
- ⁵ The creation of panhandle lots in the RS-6 Zone requires approval of a Specific Plan.

17.140.070 Panhandle and flag lots.

In single-family residential zones, panhandle or flag lots may be created by subdivision or parcel map provided that they include a projection with a minimum width of 20 feet connecting the lot to frontage on a public street. The projection shall be used as a driveway providing access to the panhandle or flag lot; however, the area of such projection shall not be included for the purposes of meeting the minimum lot area requirements of this title. The maximum length of such driveway projections shall be 300 feet. If the driveway is longer than 200 feet, the grade of the driveway shall not exceed ten percent, unless a steeper driveway is approved by the Fire Department. When two (2) flag lots are created side by side, and the length of the two (2) flag projections are abutting, and both property owners are guaranteed the right to use both adjacent driveways, the driveway width may be reduced to 15 feet for each individual adjacent lot, for a combined width of 30 feet for the shared driveway.

17.140.080 Distance between residential buildings.

Except as provided elsewhere in this title, the distance between any detached buildings used for human habitation on the same lot shall not be less than 12 feet.

17.140.090 Setbacks.

The following table lists the minimum setbacks for primary structures in residential zones. The areas subject to building setback restrictions are referred to as "yards." In multiple family zones where two (2) or more residential buildings are, by definition of this title, considered main buildings, then the front yard requirement shall apply only to the building closest to the front lot line, the rear yard requirement shall only apply to the building closest to the rear lot line, and the side yards shall be maintained along both sides of the entire lot. The endnotes at the bottom of the table contain information that modifies the information listed in the table's matrix. See Section 17.140.120 for accessory structure setbacks.

**Table 17.140.090
Setbacks**

Residential Zone:	Front Yard Setback:	Cul-de-sac Front Yard Setback:	Exterior Side Yard Setback:	Interior Side Yard Setback:	Rear Yard Setback:
O-S	See Ch. 17.155				
PRD	See Ch. 17.165				
RS-40	30 ft. ¹	20 ft. ²	15 ft. ³	15 ft.	25 ft. ⁵
RS-20	20 ft. ¹	10 ft. ^{2,3}	12 ft. ³	6 ft.—12 ft. ⁴	25 ft. ⁵
RS-14	20 ft. ¹	10 ft. ^{2,3}	12 ft. ³	6 ft.—12 ft. ⁴	25 ft. ⁵
RS-9	20 ft. ¹	10 ft. ^{2,3}	10 ft. ³	6 ft.—10 ft. ⁴	25 ft. ⁵
RS-6	20 ft. ¹	10 ft. ^{2,3}	10 ft. ³	5 ft.—10 ft. ⁴	15 ft. ^{5&6}
RM-6000	20 ft.	20 ft. ²	10 ft. ³	5 ft.	10 ft.
RM-4300	20 ft.	20 ft. ²	10 ft. ³	6 ft.	12 ft.
RM-2500	20 ft.	20 ft. ²	10 ft. ³	6 ft.	12 ft.
RM-2200	10 ft.	10 ft. ^{2,3}	10 ft. ³	6 ft.	12 ft.
RM-1450	10 ft.	10 ft. ^{2,3}	10 ft. ³	5 ft.	10 ft.
RM-HR	20 ft. ⁷	20 ft. ⁷	20 ft. ⁷	15 ft. ⁷	15 ft. ⁷

- ¹ Side entry garages may be 20 ft. from the front property line in the RS-40 zone. They may be 15 ft. from property line in the RS-20, through RS-6 zones.
- ² Distance to be measured on an arc parallel to the front property line. This modified front yard shall extend around the circumference of the cul-de-sac only to the points at which the projections of the required front yard on portions of the street not located on the cul-de-sac intersect the arc of the modified front yard.
- ³ Direct entry garages and carports shall maintain a 20 ft. setback.
- ⁴ As required in Section 17.130.240, if there is no rear-yard access from the street, or alley, the lot must provide an unobstructed 10 ft. setback on one side of the house for vehicular access. The 10 ft. setback is not required for existing and permitted houses that were constructed with a reduced setback.
- ⁵ Attached, open carport or patio may be 12 ft. from property line not to exceed 50% of lot width.
- ⁶ New patio covers may not be located within the setbacks. Existing and permitted covered patios may be enclosed and may be located as close as 12 ft. to the rear property line.
- ⁷ Except as modified by Specific Plan No. 182.

17.140.100 Building height.

The following table lists the maximum heights for primary structures in residential zones. The endnotes at the bottom of the table contain information that modifies the information listed in the table's matrix. See Section 17.140.120 for accessory structure height requirements.

**Table 17.140.100
Building Height**

O-S	See Chapter 17.155
PRD	See Chapter 17.165
RS-40	35 ft.
RS-20	35 ft.
RS-14	35 ft.
RS-9	35 ft.
RS-6	35 ft.
RM-6000	20 ft.
RM-4300	35 ft.
RM-2500	20 ft.
RM-2200	35 ft.
RM-1450	45 ft.
RM-HR	Subject to the provisions of Specific Plan No. 182

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 17.155
PRD	See Chapter 17.165
RS-40	30%
RS-20	40%
RS-14	40%
RS-9	40%
RS-6	40%
RM-6000	40%
RM-4300	50% ¹
RM-2500	55% ¹
RM-2200	55% ¹
RM-1450	60% ¹
RM-HR	50% ¹

¹ Parking areas and driveway aisles count toward lot coverage.

17.140.120 Accessory structures.

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

- A. Accessory structures shall not be used as dwelling units, except for approved second family units.
- B. Accessory structures shall not include kitchen facilities, except for approved second family units and approved common area buildings in multi-family complexes or common interest developments.
- C. The total combined floor area of all accessory structures on a lot shall not exceed 800 square feet in the RS-40 through the RM-6000 zones, except upon approval of an administrative zoning permit.
- D. Accessory structures are limited to a height of 20 feet.
- E. Accessory structures may include electrical service, a sink, a water heater, and hookups for washers and dryers.
- F. Except for approved second family units and common area buildings in multi-family complexes and common interest developments, accessory structures may not include bathrooms, unless a minor conditional use permit is approved pursuant to Chapter 17.50.
- G. Accessory structures shall not be located closer than six (6) feet from any other structure in any single-family zone.
- H. Accessory structures shall not be located closer than 12 feet from any structure used for human habitation in any multi-family zone. Accessory structures shall not be located closer than six (6) feet from any other accessory structure in any multi-family zone.
- I. Accessory structures shall be located to the rear of (behind) the front of the main buildings on the lot. In instances where the main structure(s) is/are located to the rear of the lot, the director may authorize accessory structures in front of the main building. However, in no instance may such accessory structures be located in any required setback area.
- J. Accessory structures located to the rear (behind) the front of the main buildings may be located as close as three (3) feet from interior side and rear property lines. However, no accessory structure may be located in any exterior side yard setback area.
- K. Accessory structures may not be located within five (5) feet of an alley.

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- L. Detached garages and carports that are entered directly from a street shall maintain a minimum distance of 20 feet from the street property line. If such a structure is entered directly from an alley, it shall maintain a distance of five (5) feet from the alley property line.
- M. The roof of an accessory structure may project to within one and one-half feet of an interior side or rear property line.
- N. Accessory structures used for the keeping of animals are subject to the distance requirements listed in Chapter 17.205.
- O. Temporary structures, including structures made of metal, wood, canvas, vinyl, palm fronds, bamboo or similar materials are prohibited in all required exterior yards and in all areas between the public right-of-way and the front of the main structure on the lot. When located behind the front of the main structure on the lot, they are subject to all other provisions of this title.
- P. Notwithstanding other provisions of this section stated above, one (1) temporary shade structure may be allowed in front of the main structure, under the limited circumstances listed in Section 17.225.160, and subject to the approval of an administrative zoning permit described in Chapter 17.40.

17.140.130 Parking and driveways.

For general residential parking requirements, including minimum driveway widths and parking area development standards, refer to Chapter 17.185. For parking requirements in a planned residential development, refer to Chapter 17.165. For parking requirements in a planned unit development, refer to Chapter 17.60.

17.140.140 Landscaping and recreational open space.

Multi-family residential developments must provide 225 square feet of common recreational open space per dwelling unit. 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. Private yards 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.

17.140.150 Fences, hedges, and walls.

For regulations pertaining to fences, walls, and hedges in residential zones, refer to Chapter 17.130.

17.140.160 Use of exterior yard areas.

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

- A. The following classifications of objects and/or use shall be permitted, provided that they do not constitute a hazard to health or safety, are securely mounted or supported where required, and are properly maintained:
 - 1. Landscaping as defined in Chapter 17.195;
 - 2. Driveways and other paved parking areas not to exceed 50 percent of the required front yard setback area in single-family residential zones. However, single-family lots fronting on a cul-de-sac may exceed this limit, as necessary, to provide a paved driveway adequate in width to access garage parking;
 - 3. Patio furniture;
 - 4. Currently licensed automobiles, boats, trailers and unoccupied recreational vehicles, motorhomes, and campers may be parked or stored on designated paved parking areas. No automobile, boat, trailer, motor home or camper shall be repaired, dismantled or allowed to remain in a dismantled and/or inoperable condition for periods exceeding 72 hours in succession. No automobile, recreational vehicle, boat, motor home, trailer or camper may be parked on the required landscaped area;
 - 5. Building materials during periods of construction or remodeling on any lot or lots where a valid building permit has been issued and is in effect; and
 - 6. Subterranean shelters and storage rooms provided that there is no visual evidence of such facilities visible from the public right of way.
- B. A temporary shade structure, in compliance with Section 17.225.160, shall be permitted, subject to approval of an administrative zoning permit.
- C. Notwithstanding the provisions of subsection (A) and (B) of this section, nothing shall be placed or permitted to remain in such a position or location as to interfere with sight distance necessary for the safe passage of pedestrians and/or vehicles and emergency units along the public ways, or interfere with light and air reasonably necessary for structures used for human occupancy.

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17.140.170 Single-family dwelling review procedures.

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

- A. The building plan elevations shall include notations specifying a minimum 12-inch roof overhang, and the type of material to be used for roofing and siding.
- B. Unless otherwise authorized by the director of community development, all additions to existing structures and all accessory structures larger than 120 square feet shall be designed and constructed to be architecturally and aesthetically compatible with the existing dwelling, including any proposed revisions to the existing dwelling covered by the same building permit application. Any decision by the director concerning the exterior treatment of the proposed dwelling shall be subject to appeal before the planning commission and city council in accordance with the provisions of Chapter 17.30.

17.140.180 Second family units.

The standards set forth in this section may be applied to any residentially zoned lot in the city that contains only one (1) single-family dwelling upon such lot. If any use beyond that of one (1) single-family dwelling exists upon a lot, then such lot is not qualified to receive a second-family unit. Notwithstanding the foregoing, no second-family unit shall be permitted in any approved planned unit development (PUD) or planned residential development (PRD). No second-family unit shall be sold or offered for sale separate from the primary residence.

- A. **Permit Required.** An administrative zoning permit shall be required prior to issuance of a building permit for any new second-family unit. The administrative zoning permit shall be processed in accordance with the provisions of Chapter 17.40.
- B. **Standards of Development.** Every second-family unit shall meet the following requirements:
 - 1. Conformance with all setbacks and distance requirements of the zone in which the unit is located;
 - 2. Conformance with all lot coverage and height requirements of the zone in which the unit is located;
 - 3. Provision of one (1) additional paved off-street parking space for each bedroom in the proposed second-family unit. Such parking spaces may be located in the required front yard setback area if in compliance with the paved parking standards listed in Section 17.140.160;

4. A second unit may be attached to the existing dwelling unit or detached from it; under either circumstance separate utility connections and separate utility meters will be required, except that a separate water meter is not required;
 5. If a second unit is attached to the existing dwelling unit, a firewall separation between the units shall be required in conformance with the California Building Code;
 6. No minimum size shall be required for a second unit. Minimum standards will be applied through the building code;
 7. No second family unit shall exceed an area of 640-square feet, inclusive of covered porches and patios, but exclusive of any attached garage or carport;
 8. Covered patios, porches and similar covered areas and detached accessory structures intended to be used by the occupant of the second-family unit, except for a garage or carport, shall be limited to a maximum 10 percent of the floor area of the proposed second-family unit;
 9. The proposed second-family unit shall be constructed of similar building materials and with a similar architectural style to the primary dwelling unit; and
 10. The residents of the primary unit and the secondary unit shall each establish and maintain separate accounts for the collection of solid waste and recycling services from the city or its solid waste and recycling contractor.
- C. Standards of Performance. Every second-family unit approved by this title shall meet the following standards of performance:
1. The property owner must occupy one (1) of the units. Should this requirement not be honored by the property owner, it will be cause to have the second unit removed in accordance with appropriate procedures;
 2. The approved site plan shall be recorded so that it appears in the chain of title for the property. A building permit will not be issued without proof of recordation of the approved site plan.

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- D. Special Exemption from City Standards. Notwithstanding other provisions of this title, the addition of a second-family 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.

17.140.190 Planned unit developments.

A planned unit development (PUD) may be established in any residential zone and permits greater flexibility of development standards than provided in this chapter. Refer to Chapter 17.60 for regulations pertaining to PUDs.

17.140.200 Modified development standards for affordable housing.

Housing and related facilities that are formally restricted to occupancy by low-and very-low-income families and individuals (income restricted), including occupancy by elderly and disabled persons (age and disability restricted) and assisted by funding from and as defined by the federal Department of Housing and Urban Development (HUD) or other affordable housing related funding sources approved by the city council may be permitted to deviate from the requirements and provisions of this title as specified in this section, provided that the specifics of any such deviations, including but not limited to parameters, conditions and findings, are subject to public hearing and are contained in a conditional use permit, specific plan, planned unit development or planned residential development, and where appropriate, that such specifics are recorded against the subject property.

- A. Age and disability restricted housing may be granted a reduction in the off-street parking requirements (parking requirements) of this title, which reduction shall not result in a ratio less than one (1) parking space for each two (2) dwelling units, provided that findings can be made that the proposed assisted housing project:
 - 1. Will not result in a parking problem on adjacent properties or public streets; and
 - 2. Shall be age and disability restricted for the life of the project.
- B. Income restricted housing may be granted up to a 30 percent reduction in required parking, provided that findings can be made that:
 - 1. The proposed income assisted housing project could meet all applicable development standards;

2. The requested reduction in required parking will not result in parking problem(s) on adjacent properties or public streets;
3. The requested reduction in required parking will result in expanded and improved on-site, outdoor common amenities; and
4. The subject housing project shall remain income restricted at all times that the provided off-street parking does not meet the full parking requirements of this title, whether or not there is any federal, state or local government assistance to the project at the time.

Any reduced parking requirement authorized under this provision shall be determined by calculating the full parking requirement for the proposed housing project, applying the authorized reduction expressed as a percentage, with any fractional number rounded down to the nearest whole number.

- C. An increase in the permitted density in the RM-2500 and RM-2200 zones up to 50 dwelling units per net acre may be granted, provided the applicant for such conditional use permit as part of the approval agrees in writing to reconstruct, combine or otherwise convert the dwelling units to that density permitted in that zone should the development convert to other than facility for elderly or disabled. At such time the conditional use permit shall automatically terminate. (As an alternative, the property may be granted a density of up to 75 units per acre for Section 202 projects only if the city can be assured by recorded legal instrument that the project will continue as a facility exclusively for the elderly or disabled for the life of the structures in the project.)

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" |
| P | "P" means "permitted use" |
| S | "S" means "site development plan permit" |
| T | "T" means "temporary use permit" |

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	
Radio, telephone, and/or television transmitting facilities	C	C	C	C	C	C	C	C	C	C	C	C	13
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	14
Temporary feeding areas	C	C	C	C	C	C	C	C	C	C	C	C	
Utilities	C	C	C	C	C	C	C	C	C	C	C	C	15
Wireless communication facilities	C	C	C	C	C	C	C	C	C	C	C	C	16
Other similar uses	D	D	D	D	D	D	D	D	D	D	D	D	17

- ¹ Legally created lots in the RM-4300 zone are entitled to at least two units, regardless of lot area.
- ² See Chapter 17.165 for PRD requirements. See Chapter 17.60 for PUD requirements.
- ³ Must be separated at least 300 feet between structures measured at closest wall of each.
- ⁴ Use prohibited in SP-182.
- ⁵ Accessory structures with combined areas less than 800 sq. ft. and accessory structures in multi-family and common interest developments are permitted 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 (second family 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 Excludes wireless communications facilities.
- ¹⁴ As ancillary to an approved non-residential use, when activity not already covered by CUP.
- ¹⁵ Electric substations and transmission lines are exempt from the CUP requirement for utilities.
- ¹⁶ Subject to the provisions of Chapter 17.245 (wireless communications facilities).

¹⁷ As determined by the director of community development.

¹⁸ 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.

SECTION 40. Section 17.145.150 of Chapter 17.145 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 41. A new Section 17.145.150 of Chapter 17.145 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

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"
- 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.

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**Table 17.145.150
Commercial Land Use Table**

	O-P	C-N	C-G	C-R	C-M	Notes
Commercial Uses						
Adult book store, adult theater, and other adult entertainment activities	X	X	A	A	X	1, 2
Alternative lending including payday loans, anticipatory loans, and auto title lending, excludes federal or state chartered banks, savings and loans, thrifts, and credit unions	X	X	C	C	X	1, 32, 34
Amusement parks including miniature golf, go-cart tracks, mechanized rides, etc.			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	C	C	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	29
Auction house	X	X	C	C	P	1
Auto parts and accessories; new parts	X	X	C	C	X	1
Auto parts and accessories; used parts, excludes dismantling	X	X	X	X	P	1, 3
Auto rental including the rental of moving vans, trucks and trailers	X	X	C	X	C	1
Auto sales, including: autos, motorcycles, light trucks, and recreational vehicles	X	X	C	C	C	4
Automotive body repair	X	X	C	X	C	1
Automotive service and repair	X	X	C	C	C	1
Automotive fueling station	X	C	C	C	C	5
Auto washing and detailing, full service carwash	X	X	C	X	X	1
Auto washing, self-service carwash	X	C	C	X	X	1
Bail bonds office	P	P	P	P	P	1
Beauty salon, nail salon, barber shop, and day spa	P	P	P	P	X	6
Beauty supply and cosmetics sales	P	P	P	P	X	
Billboard sign	P	P	P	P	P	7
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	

	O-P	C-N	C-G	C-R	C-M	Notes
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	
Camping facilities (overnight) including Recreational Vehicle parks	X	X	C	C	X	1
Card room, non-gambling	P	P	P	P	X	3, 27
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	C	C	T	T	C	
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	30
Contract construction services	X	X	X	X	P	
Convalescent home	C	C	C	C	C	1
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	C	C	C	C	C	
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
Electronics retail sales with ancillary service and installation	X	X	P	P	X	
Employment services	P	P	P	P	P	
Equipment rental with outdoor storage or display	X	X	C	X	X	1
Equipment rental without outdoor storage or display	X	P	P	P	X	1
Escort service	X	X	P	X	X	3
Fabric store	X	P	P	P	X	
Farmers market	X	C	C	C	X	
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	
Fortune tellers including palm readers, phrenologists, spiritual mediums, and mystics	X	X	C	C	X	3

	O-P	C-N	C-G	C-R	C-M	Notes
Funeral parlor and mortuary	C	P	P	P	X	1
Furniture and home furnishing sales	X	P	P	P	P	
Game center and video arcade	X	X	C	C	X	3
General retail sales	X	P	P	P	X	
Gift shop, including novelties, souvenirs, greeting cards, etc.	X	P	P	P	X	
Gunsmith	X	P	P	P	X	1
Hardware store, indoor (includes building materials and related services)	X	P	P	P	X	1
Hardware store with outdoor storage or display (includes building materials and related services)	X	X	C	C	X	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	C	
Market	X	P	P	P	X	
Martial arts instruction and training	X	P	P	P	X	
Massage parlor, steam bath, and sauna room	X	X	C	C	X	1, 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	
Medical marijuana dispensary	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	

	O-P	C-N	C-G	C-R	C-M	Notes
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)	X	X	P	P	X	
Pawn shop or pawn broker	X	X	C	C	X	1, 3, 33, 34
Personal storage facility	X	X	C	X	C	15
Pest control services	X	X	X	X	P	
Pet supply stores including pet sales and pet adoption services with accessory indoor veterinary and grooming services	X	P	P	P	X	
Pharmacy	P	P	P	P	X	16
Photocopying and other retail office services for the general public	P	P	P	P	X	
Photographic studio including ancillary photo finishing services	P	P	P	P	X	
Plant nursery	X	X	P	P	P	1
Pool hall or billiards parlor	X	X	C	C	X	3
Prefabricated storage containers used for short term storage	T	T	T	T	T	
Private security company with watch dogs	X	X	C	C	C	1, 3
Private security company without watch dogs	P	P	P	P	P	
Public assembly, sports related including stadiums, arenas, racetracks, etc.	C	C	C	C	C	
Public assembly, non-sports related, including amphitheatres, drive-in theaters, concert halls, playhouses, banquet halls, etc.	X	X	C	C	X	
Recreational facility—commercial indoors, including skating rinks, radio controlled cars, laser tag, etc.	X	X	C	C	X	
Recreational facility—commercial outdoors, including golf courses, driving ranges, radio controlled cars, skateboard parks, paintball facilities, etc.	X	X	C	C	C	
Resource recovery center	X	C	C	C	C	17
Restaurant	X	P	P	P	C	8, 9, 18
Restaurant, take-out only	X	P	P	P	C	19
Restaurant (full-service) with alcoholic beverage production use	X	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, 33, 34
Service and repair of consumer electronics	X	P	P	P	X	
Shoe sales and shoe repair	X	P	P	P	X	

	O-P	C-N	C-G	C-R	C-M	Notes
Single room occupancy (SRO) housing	X	X	C	X	X	
Special training and schooling conducted indoors	P	P	P	P	P	
Special training and schooling conducted outdoors	X	X	X	X	MC	
Sporting goods, bicycles, and toy stores	X	P	P	P	X	
Supermarket	X	P	P	P	X	
Surplus store	X	P	P	P	X	1
Swap meet and flea market	X	X	X	C	X	1, 3
Tailoring, alteration, and sewing services	P	P	P	X	X	
Tattoo and body piercing studio	X	X	P	P	X	1
Thrift or resale shop	X	P	P	P	X	1, 3
Ticket sales office	P	P	P	P	X	
Tobacco and smoke shop, electronic/vapor substance inhalation shop	C	C	C	C	X	1, 20
Tool and equipment repair and sharpening services excluding heavy equipment repair	X	X	P	P	X	1
Trailer and camper sales, non-motorized	X	X	P	X	C	
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	C	P	P	P	9
Vocational and trade school (conducted outdoors)	X	X	X	X	C	9
Volume discount store (including 99¢ and closeout stores)	X	X	P	P	X	1
Watch, clock, and jewelry sales and repair	P	P	P	P	X	
Other similar uses	D	D	D	D	D	21
Light Industrial Uses						
Contract construction services	X	X	X	X	P	
Direct selling organizations (baked goods, ice cream trucks, bottled water vendors, catering wagons, etc.)	X	X	X	X	P	
Food and beverage processing	X	X	X	X	P	
Heavy equipment service and repair	X	X	X	X	C	
Laundry services, industrial, including linen, diaper, and uniform cleaning, alteration and repair services	X	X	X	X	P	
Light manufacturing	X	X	X	X	P	
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	X	X	X	X	P	

	O-P	C-N	C-G	C-R	C-M	Notes
including vending machines, office machines, large household appliances, etc.						
Service and repair of precision instruments including cameras, optical devices, medical devices and electronic testing equipment	X	X	X	X	P	
Warehousing and distribution	X	X	X	X	P	
Wholesale trade excluding explosives	X	X	X	X	P	
Other similar uses	D	D	D	D	D	21
Transportation, Communication and Utilities						
Airports and flying fields	C	C	C	C	C	
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	
Light rail terminal	X	X	X	X	P	
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 requiring payment of a fee	C	P	P	P	P	
Parking lots and garages, short term free parking	P	P	P	P	P	
Radio, and/or television broadcasting facilities with transmitters	C	C	C	C	C	22
Railroad facilities, including switching stations, maintenance yards, rail freight and passenger terminals	X	X	X	X	P	
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		C		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	C	1
Wireless communication facilities, freestanding	C	C	C	C	C	23
Wireless communication facilities, architecturally integrated or other stealth design	P	P	P	P	P	23
Other similar uses	D	D	D	D	D	21
Institutional and Charitable Uses						
Botanical garden, and arboretum	C	C	C	C	X	
Detention facility excluding prisons and juvenile halls	X	X	X	X	C	
Educational institution	C	C	C	C	C	
Emergency shelters	X	X	C	C	S	1, 24
Governmental administrative offices	C	C	C	C	C	

	O-P	C-N	C-G	C-R	C-M	Notes
Governmental operation center and service facilities	C	C	C	C	C	
Hospital	C	C	C	C	X	
Library, public	P	P	P	P	X	
Military base	C	C	C	C	C	
Museum	MC	MC	MC	MC	X	
Non-profit welfare and charitable organizations and services	X	X	C	C	X	1, 28
Parks, playgrounds, and amateur sports fields, public or private	X	C	C	C	C	
Public safety facility	C	C	C	C	C	
Religious facilities	C	P	P	P	C	9
Temporary feeding area	C	C	C	C	C	
Transition service center	X	X	C	C	P	1, 24
United States Postal Service facilities	C	C	C	C	C	25
WIC center	P	P	P	P	X	1
Zoo	C	C	C	C	X	
Other similar uses	D	D	D	D	D	21
Residential Uses						
Caretaker's unit	P	P	P	P	P	26
Residential care facility	C	C	C	C	X	1

1. Prohibited in SP 182. However, automotive service and repair uses are permitted with approval of a CUP in the portion of SP 182 that is also a part of Special Development Area No.10 and zoned C-M.
2. Subject to the provisions of Chapter 17.45 (adult entertainment establishments).
3. Requires a Special Operations License for uses as described in ECMC Chapter 5.16. For towing services, only police towing services require a Special Operations License.
4. Off-site outdoor automobile sales are subject to the provisions of Section 17.225.190.
5. Subject to the provisions of Chapter 17.215 (automotive fueling stations).
6. Subject to the provisions of Chapter 5.40 of the El Cajon Municipal Code.
7. Subject to the provisions of Section 17.190.270 (billboard signs).
8. Subject to the provisions of Chapter 17.210 (alcohol sales).
9. Subject to parking requirements listed in Section 17.185.190.
10. "Check cashing only" services are prohibited in SP 182.
11. Subject to the provisions of Chapter 17.40 (Administrative Zoning Permit) and Section 17.130.250 (kiosks).
12. Subject to the provisions of Section 17.225.070 (massage parlors).
13. Subject to the provisions of Chapter 17.230 (motion picture theaters).
14. Subject to the provisions of Section 17.225.090 (outdoor dining areas).
15. Subject to the provisions of Chapter 17.235 (personal storage facilities).
16. The retail display area shall not exceed 15% of the gross floor area in the O-P zone.
17. Subject to the provisions of Section 17.225.100 (resource recovery centers).
18. Restaurant size may be limited in the C-M zone.
19. Subject to the provisions of Section 17.225.130 (take-out only restaurants).
20. Subject to the provisions of Chapter 17.240 (tobacco, smoke shops, and electronic/vapor inhalation shops).

(Continued on Page 64)

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. Excludes public contact in the C-M zone (mail processing only).
26. 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.
27. 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, except that card rooms are prohibited at restaurants in SP 182. 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.
28. Non-profit medical and dental clinics are permitted uses. They do not require a CUP and are not prohibited in SP 182.
29. Subject to the parking requirements for places of assembly listed in Table 17.185.190.
30. Subject to the provisions of Chapter 17.205 (agriculture and animals).
31. Excludes businesses purchasing items as an accessory use to a primary retail sales use.
32. Subject to the provisions of Section 17.225.200 (Alternative Lending)
33. Subject to the provisions of 17.250 (Secondhand Merchandise Stores and Pawn Shops)
34. Prohibited in the boundaries of SP 462.

SECTION 42. Section 17.150.170 of Chapter 17.150 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 43. A new Section 17.150.170 of Chapter 17.150 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

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" |
| P | "P" means "permitted use" |
| S | "S" means "site development plan permit" |
| T | "T" means "temporary use permit" |

Z "Z" means "administrative zoning permit"

X "X" means "not permitted"

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

**Table 17.150.170
Manufacturing Zone Land Use Table**

	M	Notes
Advertising and public relations office	P	
Agricultural processing, excluding animal slaughtering facility	P	
Aircraft and aviation equipment sales	P	
Alcoholic beverage production	P	13
Alcoholic beverage production with full-service restaurant	C	14
Animal slaughtering facility	C	
Ambulance service	P	1
Ammunition manufacturing	C	2
Amusement park, including miniature golf, go-cart track, mechanized rides, etc.	C	1
Aircraft and flying accessory sales	P	3
Airport and flying field	C	
Art studio and art restoration service, excluding art galleries	P	
Athletic field and courts	C	
Auction house, indoor or outdoor	C	
Auto dismantling, salvage, and junk dealer, including the sale of used auto parts	C	1
Bus terminal, bus parking and maintenance facility, public or private charter	P	
Carpet and drapery cleaning and repair service	P	
Cemetery, crematory, and mausoleum	C	
Chemical production and processing, excluding explosives	P	
Circus and carnival	MC	
Computer programming, including web design, software engineering and other intellectual design and consulting services based upon digital computer technology	P	
Concrete batch processing plant	C	
Contract construction service	P	
Credit reporting office	P	
Custodial and cleaning service, including property management and maintenance with associated vehicle, equipment, and supply storage	P	
Data storage facilities and server rooms, including internet service provider	P	
Day care facility	C	
Detention facilities, excluding prisons and juvenile halls	C	
Direct selling organization, including baked goods, ice cream truck, bottled water vendor, and catering wagon	P	
Educational institutions	C	
Emergency shelter	S	9

	M	Notes
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	3
Food and beverage processing	P	
Fuel storage and distribution, bulk fuel storage	C	
Funeral parlor and mortuary	C	
Governmental administrative office	C	
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	4
Light rail terminal	P	
Limousine service	P	1
Machine shop service, including milling and lathing	P	
Mail order and internet based sales, excluding contact with the public	P	
Marine craft service and repair	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	
Military base	C	
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, short term	P	
Parking lot and structure, long term vehicle storage	C	
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	5
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
Radio, and/or television transmitting facilities	C	
Railroad facilities, including switching stations, maintenance yards, rail freight and passenger terminals	P	
Recreational facility—Commercial outdoors, including golf courses, driving	C	

	M	Notes
ranges, radio controlled cars, skateboard parks, paintball facilities, and other similar uses		
Recycling center for metal, cardboard, glass, e-waste, etc.	C	
Religious facilities	C	
Resource recovery center	C	
Restaurant	C	6, 7, 8
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	12
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	9
Trucking terminal for motor freight, including parcel delivery service terminals	P	
Truck sales, including the sale of large commercial trucks, vans, and buses	C	
United States Postal Service facilities; processing only	P	
Utilities, including sewage treatment facilities	C	
Vehicle storage facility - long term, including lots and structures	C	
Vehicle storage lot - temporary	T	
Veterinary service and animal hospital	C	
Vocational or trade school; indoor or outdoor	C	8
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	P	
Other similar uses	D	10
Residential Uses		
Caretaker's unit accessory to an authorized land use	P	11
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 Permitted by right only in Special Development Area No. 6. Otherwise requires a conditional use permit in the manufacturing zone.

⁴ Light manufacturing describes a wide range of manufacturing uses as defined in Chapter 17.105.

⁵ Includes aerial photography, photo editing and finishing, service and repair of cameras and other optical devices.

⁶ Restaurants may be limited in size.

- 7 Subject to the provisions of Chapter 17.210 (alcohol sales).
- 8 Subject to the parking requirements listed in Section 17.185.190.
- 9 Subject to the provisions of Section 17.225.180 (transition service centers and emergency shelters).
- 10 As determined by the director of community development.
- 11 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.
- 12 If the school provides instruction to persons under the age of 18, then a Minor Conditional Use Permit is required.
- 13 A tasting room not to exceed fifteen percent of the gross floor area of the production space is permitted as an accessory use to an alcoholic beverage production manufacturer subject to 17.210 and 17.225.210.
- 14 Subject to 17.210 Alcohol sales and deemed approved alcohol sales regulations.

SECTION 44. Section 17.155.020 of Chapter 17.155 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 45. A new Section 17.155.020 of Chapter 17.155 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.155.020 Permitted uses.

The following uses are permitted in the O-S zone:

- A. Single-family dwellings, subject to density restrictions.
- B. Planned unit developments, subject to density restrictions.
- C. Agriculture:
 - 1. Field and seed crops;
 - 2. Truck crops;
 - 3. Orchards and vineyards;
 - 4. Pasture and rangeland;
 - 5. Horticulture specialties;
 - 6. Tree farms;
- D. Home occupation businesses (see Section 17.225.050).
- E. Family day care home; large family daycare requires approval of an administrative zoning permit (see Chapter 17.40).

- F. Residential care facility for six or less.
- G. Supportive housing.
- H. Transitional housing.
- I. Farmworker housing.

SECTION 46. Section 17.155.030 of Chapter 17.155 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 47. A new 17.155.030 of Chapter 17.155 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.155.030 Conditional uses.

The following uses may be established in the O-S zone, subject to the granting of a conditional use permit, in accordance with the provisions of Chapter 17.50 or an administrative zoning permit in accordance with the provision of Chapter 17.40.

- A. Wireless communications facilities;
- B. Public and private utilities;
- C. Historic and monument sites;
- D. Playground and athletic areas;
- E. Swimming areas;
- F. Firearms and archery;
- G. Camping areas;
- H. Picnicking areas;
- I. Resorts;
- J. Group or organized camps;
- K. Parks;
- L. Horses, subject to the requirements of Chapter 17.205;
- M. Fishing and related services.

SECTION 48. Paragraph (2) of subsection (A) of Section 17.165.020 of Chapter 17.165 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 49. A new paragraph (2) of subsection (A) of Section 17.165.020 of Chapter 17.165 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

2. Small family day care home as defined in Chapter 17.105;

SECTION 50. Paragraph (2) of subsection (A) of Section 17.165.140 of Chapter 17.165 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 51. A new paragraph (2) of subsection (A) of Section 17.165.140 of Chapter 17.165 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

2. Private rear 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 common open space/recreational area required in subdivision (1) of this subsection. Private rear yards in projects of 10 units or fewer may satisfy 100 percent of the common open space/recreational area requirement in the same manner, subject to approval of the city council.

SECTION 52. Subsection (B) of Section 17.165.140 of Chapter 17.165 of Title 17 of the El Cajon Municipal Code is hereby repealed:

SECTION 53. A new subsection (B) of Section 17.165.140 of Chapter 17.165 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

- B. Detailed landscaping and irrigation plans, prepared by a registered landscape architect, shall be required as a condition of approval for all projects, and shall comply with the requirements of Chapter 17.195 of this title. The landscaping and irrigation plans shall indicate the type, size, and number of all plants, and shall be designed to provide a permanent underground irrigation system, served by a dedicated water meter.

SECTION 54. Subsection (E) of Section 17.165.230 of Chapter 17.165 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 55. A new subsection (E) of Section 17.165.230 of Chapter 17.165 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

- E. In order to determine the amount of bond or trust agreement, the developer shall submit separate cost estimates for the following public improvements:
 1. Improvements to be made within a public street such as curbs, sidewalks, street paving, drainage structures, sewers, street lights, traffic control devices, monuments and street signs;

2. Improvements to be made within an easement to be dedicated to the city such as sewer or drainage structures;
3. Earthwork and slope planting in public areas; and
4. Undergrounding of utilities in public rights-of-way.

The amount of such bond or cash deposited shall be determined by the city engineer or the city manager as to amount and adequacy.

SECTION 56. Section 17.175.070 of Chapter 17.175 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 57. A new Section 17.175.070 of Chapter 17.175 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.175.070 Density.

The maximum number of mobile homes shall not exceed the density established by the following table. The net lot area is the lot area that remains after all dedications for public streets along the exterior property line of the mobile home park have been made. The right-of-way of private or public streets within the mobile home park shall be included in the net lot area.

Underlying Zone	Maximum Number of Mobile Homes
RS-40	Net lot area divided by 40,000 sq. ft. (1 per acre)
RS-20	Net lot area divided by 20,000 sq. ft. (2 per acre)
RS-14	Net lot area divided by 14,000 sq. ft. (3 per acre)
RS-9	Net lot area divided by 9,000 sq. ft. (4.5 per acre)
RS-6	Net lot area divided by 6,000 sq. ft. (7 per acre)
RM-6000	Net lot area divided by 6,000 sq. ft. (7 per acre)
RM-4300	Net lot area divided by 6,000 sq. ft. (7 per acre)
RM-2500	Net lot area divided by 5,400 sq. ft. (8 per acre)
RM-2200	Net lot area divided by 4,350 sq. ft. (10 per acre)
RM-1450	Net lot area divided by 4,350 sq. ft. (10 per acre)
RM-HR	Net lot area divided by 4,350 sq. ft. (10 per acre)
PRD low low	Net lot area divided by 20,000 sq. ft. (2 per acre)
PRD low	Net lot area divided by 4,350 sq. ft. (10 per acre)
PRD low-medium	Net lot area divided by 4,350 sq. ft. (10 per acre)
PRD medium	Net lot area divided by 4,350 sq. ft. (10 per acre)
PRD high	Net lot area divided by 4,350 sq. ft. (10 per acre)

SECTION 58. Section 17.185.160 of Chapter 17.185 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 59. A new Section 17.185.160 of Chapter 17.185 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.185.160 Vehicle stacking for drive-through service lanes.

For drive-through facilities that permit the transaction of business directly with customers within an automobile, for purposes of determining the stacking capacity of vehicles in a drive-through service lane, the minimum length provided per vehicle shall be 25 lineal feet. It shall be left for determination at the time of site development plan review and approval how much total stacking capacity is adequate for the use proposed.

SECTION 60. Section 17.185.170 of Chapter 17.185 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 61. A new Section 17.185.170 of Chapter 17.185 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.185.170 Residential zone parking requirements.

The table below lists the minimum parking requirements for residential developments. For parking requirements related to institutional uses and government facilities located in residential zones, see the commercial zone parking table located below in Section 17.185.190. The endnotes at the bottom of the table contain information that supplements the information listed in the table's matrix.

**Table 17.185.170
Residential Zone Parking Requirements**

Zones	Per single-family unit	Per studio or 1 bedroom unit	Per unit with 2 or more bedrooms
O-S	2 ¹	NA	NA
PRD	See Chapter 17.165		
PUD	See Chapter 17.60		
RS-40	2 ¹	NA	NA
RS-20	2 ¹	NA	NA
RS-14	2 ¹	NA	NA
RS-9	2 ¹	NA	NA
RS-6	2 ¹	NA	NA
RM-6000	3 ^{1, 2}	NA	NA
RM-4300	2	2	2.25
RM-2500	2	2	2.25
RM-2200	2	2	2.25
RM-1450	2	2	2.25
RM-HR	2	2	2.25

¹ Must be provided in an enclosed garage with minimum un-obstructed interior dimensions of 20 ft. by 20 ft. The conversion of an enclosed garage into living space within single-family zones in conjunction with the construction of a replacement garage shall be cause for the existing driveway, including public right-of-way improvements, to be removed and replaced with improvements that comply with applicable standards if the driveway will not be used to provide access to a new enclosed garage.

² Must provide one additional paved space per unit as visitor parking.

Flag Lots. Flag lots must provide one additional paved parking space, which may not be located in a required front or exterior side yard and may not block the driveway leading to the required garage.

Second Family Units. Second family units in single-family residential zones shall provide one additional paved parking space per bedroom. Such spaces may be located in a required front or exterior side yard and may not block the driveway leading to the required garage for the primary dwelling unit.

Loading Spaces for Multi-Family Development. Multi-family developments in the RM-4300 through RM-HR zones shall provide one additional designated space for temporary loading activities per every 25 units, or fraction thereof.

Board and Care Facilities. Board and care facilities shall provide two spaces, plus one space for every three beds, or fraction thereof.

SECTION 62. Section 17.185.180 of Chapter 17.185 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 63. A new Section 17.185.180 of Chapter 17.185 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.185.180 Residential zone driveway and drive aisle widths.

The table below lists the minimum width requirements for required residential driveways and drive aisles. The endnotes at the bottom of the table contain information that supplements the information contained in the table's matrix.

**Table 17.185.180
Residential Zone Driveway and Drive Aisle Widths**

Residential Zones	1 or 2 units with driveway or connecting drive aisles less than 150 ft.	1 or 2 units with driveway or connecting drive aisles greater than 150 ft.	3 to 5 units with driveway or connecting drive aisles less than 150 ft.	3 to 5 units with driveway or connecting drive aisles greater than 150 ft.	6 or more units with driveway or connecting drive aisles less than 150 ft.	6 or more units with driveway or connecting drive aisles greater than 150 ft.
O-S	10 ft.	10 ft.	N/A	N/A	N/A	N/A
PRD	See Ch. 17.165					
RS-40	10 ft.	10 ft.	N/A	N/A	N/A	N/A
RS-20	10 ft.	10 ft.	N/A	N/A	N/A	N/A
RS-14	10 ft.	10 ft.	N/A	N/A	N/A	N/A
RS-9	10 ft.	10 ft.	N/A	N/A	N/A	N/A
RS-6	10 ft.	10 ft.	N/A	N/A	N/A	N/A
RM-6000	12 ft.	16 ft.	16 ft.	22 ft.	N/A	N/A
RM-4300	12 ft.	16 ft.	16 ft.	22 ft.	22 ft.	24 ft.
RM-2500	12 ft.	16 ft.	16 ft.	22 ft.	22 ft.	24 ft.
RM-2200	12 ft.	16 ft.	16 ft.	22 ft.	22 ft.	24 ft.
RM-1450	12 ft.	16 ft.	16 ft.	22 ft.	22 ft.	24 ft.
RM-HR	12 ft. ¹	16 ft. ¹	16 ft. ¹	22 ft. ¹	22 ft. ¹	24 ft. ¹

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¹ Except as modified by SP No. 182.

One-way Driveways. One-way driveways and drive aisles shall be permitted only when absolutely necessary. Minimum width for one-way driveways and drive aisles is 12 feet.

Vertical Clearance. Driveways and drive aisles must maintain an unobstructed vertical clearance of 13.5 ft.

Parking Restrictions for Reduced Driveway Widths. Standard (90-degree) parking stalls may not be located adjacent to any drive aisles that are less than 24 feet in width unless such parking spaces are physically separated by a wall, a six-inch concrete curb, or a wheel stop.

Angled Parking. Drive aisles for angled parking shall be determined by the city traffic engineer and maintained on file in the community development department.

SECTION 64. Subsection (C) of Section 17.190.040 of Chapter 17.190 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 65. A new subsection (C) of Section 17.190.040 of Chapter 17.190 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

- C. **Discretionary Approvals.** Whenever a sign or proposed sign is subject to any discretionary approval process, including but not limited to a variance, or a conditional use permit, no consideration will be given to sign copy or message to be displayed, other than a determination as to whether the message will constitute off-site commercial copy. This principle applies equally at all levels of approval.

SECTION 66. The definition of "Community service sign" in Section 17.190.050 of Chapter 17.190 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 67. A new definition of "Community service sign" in Section 17.190.050 of Chapter 17.190 of Title 17 of the El Cajon Municipal Code is hereby added, to immediately follow the definition of "Canopy sign," to read as follows:

"Community service sign" means an advertising structure or sign less than one hundred square feet in total area (all display faces combined) that serves to identify approved community-wide events.

SECTION 68. A new definition of "Fueling station digital pricing sign" in Section 17.190.050 of Chapter 17.190 of Title 17 of the El Cajon Municipal Code is hereby added, to immediately follow the definition of "Freeway-oriented sign," to read as follows:

"Fueling station digital pricing sign" means a sign that displays the price of the product, but does not have changing copy.

SECTION 69. The definition of "Menu board sign" in Section 17.190.050 of Chapter 17.190 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 70. A new definition of "Menu board sign" in Section 17.190.050 of Chapter 17.190 of Title 17 of the El Cajon Municipal Code is hereby added, to immediately follow the definition of "Marquee sign," to read as follows:

"Menu board sign" means an informational sign used in conjunction with drive-through restaurants or other establishments that serve or communicate with customers, clients or members who are located in their motor vehicles.

SECTION 71. Subsection (D) of Section 17.190.140 of Chapter 17.190 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 72. A new subsection (D) of Section 17.190.140 of Chapter 17.190 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

- D. The city manager is authorized to approve both on-site and off-site temporary signs in conjunction with designated community-wide events. Any appeal of the approval or denial by the city manager of temporary signs for designated community-wide events may be appealed to the city council as though it was a decision of the planning commission, following the procedures set forth in Chapter 17.30.

SECTION 73. Section 17.190.220 of Chapter 17.190 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 74. A new Section 17.190.220 of Chapter 17.190 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.190.220 Signs permitted in the M zone.

The following signs shall be permitted in the M zone, subject to the approval of the appropriate permits:

- A. Wall signs, building face signs, building face extension signs, and canopy signs as described in Section 17.190.210 above.
- B. One monument sign per street frontage as described above in Section 17.190.210(E)(2).
- C. Signs on screening fences and walls as described above in Section 17.190.210(F).
- D. Projecting signs as described above in Section 17.190.210(C).

SECTION 75. The definition of "Discretionary permit" in Section 17.195.020 of Chapter 17.195 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 76. A new definition of "Discretionary permit" in Section 17.195.020 of Chapter 17.195 of Title 17 of the El Cajon Municipal Code is hereby added, to immediately follow the definition of "Developer," to read as follows:

"Discretionary permit" means any land use permit requiring the staff, planning commission or city council to exercise judgment prior to its approval, conditional approval or denial.

SECTION 77. Subsection (D) of Section 17.195.100 of Chapter 17.195 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 78. A new subsection (D) of Section 17.195.100 of Chapter 17.195 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

- D. Landscaping for multiple unit residential projects in the RM-4300, RM-2500, RM-2200, RM-1450, and RM-HR zones, that are not a part of a planned residential development or planned unit development shall satisfy the following criteria:
1. All required exterior yard areas shall contain landscaping consisting of living plants or a combination of living plants and decorative ground cover such as decorative rock or bark.
 2. Trees shall be planted in required exterior yards at a ratio of one (1) tree per each 200-square feet of required exterior yard area, or fraction thereof.

SECTION 79. Subsection (A) of Section 17.195.160 of Chapter 17.195 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 80. A new subsection (A) of Section 17.195.160 of Chapter 17.195 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

- A. In order to prevent the raveling and erosion of the ground surface subsequent to the construction of manmade slopes and to serve as a fire-retardant, adequate slope planting shall be required on all constructed slopes with a gradient steeper than six (6) horizontal to one (1) vertical (6:1), and a height in excess of three (3) feet measured vertically. Such slope planting shall consist of deep-rooting grasses, ground cover and shrubs, and on slopes of 10 feet or more in vertical height, a minimum of one (1) tree for every 600 square feet of the total slope area. Trees shall be a five-gallon size and shall be spaced a minimum of 30 feet apart. Shrubbery shall be a minimum one-gallon size and shall have a minimum separation of one (1) times the mature width. Plant size and planting pattern may be varied upon the recommendation of a landscape architect.

SECTION 81. Section 17.205.020 of Chapter 17.205 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 82. A new Section 17.205.020 of Chapter 17.205 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.205.020 Agricultural land uses permitted.

Commercial horticulture may be conducted in the O-S, RS-40, and RS-20 zones subject to the provisions of this chapter. No other commercial agricultural activities are permitted in any zone. Non-commercial agriculture such as private orchards, gardens, and greenhouses shall be permitted ancillary to any permitted residential use. Community gardens, as defined in Chapter 17.105 of this title, are permitted in all residential and commercial zones, subject to the requirements of this chapter.

Agricultural products may be sold at roadside stands in the O-S, RS-40, and RS-20 zones with approval of an administrative zoning permit and provided that the product is grown or produced on the same property.

SECTION 83. Subsection (B) of Section 17.205.030 of Chapter 17.205 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 84. A new subsection (B) of Section 17.205.030 of Chapter 17.205 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

- B. A third adult dog or cat may be authorized for an individual dwelling unit subject to the granting of an administrative zoning permit.

SECTION 85. Subsection (B) of Section 17.205.040 of Chapter 17.205 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 86. A new subsection (B) of Section 17.205.040 of Chapter 17.205 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

- B. A single pot-bellied pig may be kept on an individual lot in the RS-14, RS-9, RS-6, and RM-6000 zones, subject to the granting of an administrative zoning permit. The minor conditional use permit may also authorize one (1) additional pot-bellied pig for properties in the RS-14, RS-9, RS-6, and RM-6000 zones with at least 20,000 square feet of lot area.

SECTION 87. Subsections (B) and (C) of Section 17.205.050 of Chapter 17.205 of Title 17 of the El Cajon Municipal Code are hereby repealed.

SECTION 88. New subsections (B) and (C) of Section 17.205.050 of Chapter 17.205 of Title 17 of the El Cajon Municipal Code are hereby added to read, respectively, as follows:

- B. A maximum of two (2) domesticated animals, not to exceed 125 pounds at maturity, and offspring less than six (6) months of age, shall be permitted in the O-S, RS-40 and RS-20 zones, subject to the granting of an administrative zoning permit.
- C. A maximum of one (1) domesticated animal, not to exceed 125 pounds at maturity, shall be permitted in the RS-14, RS-9, RS-6, and RM-6000 zones, subject to the granting of an administrative zoning permit.

SECTION 89. Subsection (C) of Section 17.205.070 of Chapter 17.205 of the El Cajon Municipal Code is hereby repealed.

SECTION 90. A new subsection (C) of Section 17.205.070 of Chapter 17.205 of the El Cajon Municipal Code is hereby added to read as follows:

- C. Horses may be kept in the RS-14, and RS-9 zones, on lots with at least 20,000 square feet of net lot area, subject to the granting of an administrative zoning permit, not to exceed one (1) animal over one (1) year of age for each 10,000 square feet of net lot area, and offspring less than one (1) year of age.

SECTION 91. Section 17.205.105 of Chapter 17.205 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 92. A new Section 17.205.105 of Chapter 17.205 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.205.105 Community gardens.

Community gardens, as defined in Chapter 17.105, are permitted in all residential and commercial zones subject to the following standards:

- A. Community gardens are exempt from the requirement for a Landscape Documentation Package described in Chapter 17.195. However, community gardens shall employ the applicable requirements of Section 17.195.200 (Preventing Water Waste). Additionally, all hoses at community gardens shall include trigger nozzles.
- B. Structures used accessory to community gardens shall be considered accessory structures for the purpose of applying setback requirements, except that no such structures may be located within 20 feet of the public right of way.
- C. Community gardens shall establish and maintain trash collection service from the city's solid waste contractor. When not out for collection, the trash and recycling bins may be located in a permitted accessory structure or may be stored in a neat and orderly manner at a location at least 20 feet from the front property line.
- D. Compost at community gardens shall be covered or kept in covered containers located as close to the middle of the property as practicable in order to reduce odors. Composted material shall originate on-site or shall be provided by active members of the community garden. No other off-site material shall be accepted for composting at the community garden.
- E. Community gardens shall be closed from sundown until sunrise.
- F. Community gardens may include unlit monument signs subject to approval of a sign permit and the provisions of Chapter 17.190.

- G. Community gardens shall display a sign at the entrance which provides the name and phone number of a person responsible for maintaining the garden and responding to complaints.
- H. Non-compliance with these regulations constitutes a public nuisance pursuant to the provisions of Chapter 1.16 of the El Cajon Municipal Code.

SECTION 93. Section 17.210.040 of Chapter 17.210 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 94. A new Section 17.210.040 of Chapter 17.210 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.210.040 Definitions.

The meaning and construction of these words and phrases, as set forth below, shall apply throughout, except where the context clearly indicates a different meaning or construction.

- A. "Alcoholic beverage" means alcohol, spirits, liquor, wine, beer, and any liquid or solid containing alcohol, spirits, wine, or beer, that contains one-half of one percent or more of alcohol by volume and that is fit for beverage purposes either alone or when diluted, mixed or combined with other substances, the sale of which requires an ABC license.
- B. "Alcoholic beverage production" means manufacturing of alcoholic beverages. A brewery, micro-brewery, winery or distillery are each examples of alcoholic beverage production manufacturers.
- C. "Alcoholic beverage sales activity" means the retail sale of alcoholic beverages for on-site or off-site consumption.
- D. "Alcoholic beverage sales establishment" means an establishment where an alcoholic beverage sales activity occurs. Alcoholic beverage sales establishments include but are not limited to the following recognized types of establishments: liquor stores, beer and wine stores, convenience markets, markets, neighborhood specialty food markets, retail sales establishments, wine shops, service stations, taverns, clubs, cocktail lounges, ballrooms, cabarets, dance bars, piano bars, billiard or game parlors, bowling alleys, nightclubs, dance halls, cafés, bars, restaurants with bars, full-service restaurants, fast food establishments, and breweries. For purposes of this chapter, an "alcoholic beverage sales establishment" also includes a general retail store, a grocery store and a retail pharmacy that devotes any percentage of its gross floor area to the sale and display of alcoholic beverages.
- E. "California Department of Alcoholic Beverage Control" or "ABC" refers to the department of the state of California empowered to act pursuant to Article 20, section 22, of the California Constitution and authorized to administer the provisions of the Alcoholic Beverage Control Act.

- F. "Conditions of approval" means all requirements that must be carried out by the owners engaged in the activity of: (1) a new alcoholic beverage sales activity to exercise a land use permit; or (2) an existing permitted, conditionally permitted, or legal nonconforming alcoholic beverage sales activity in order to comply with deemed approved performance standards and to retain its deemed approved status.
- G. "Deemed approved activity" means any existing permitted or conditionally permitted alcoholic beverage sales activity (as defined in subsection (P), below), or any legal nonconforming alcoholic beverage sales commercial activity (as defined in subsection (J), below). Such activity shall be considered a deemed approved activity effective November 1, 2013 as long as it complies with the deemed approved performance standards set forth in Section 17.210.230.
- H. "Deemed approved status" means the permitted use of land for a deemed approved activity. Deemed approved status replaces permitted and conditionally permitted status (to the extent the establishment is not already required to meet all of the operational standards established in this chapter), and legal nonconforming status for off-sale alcohol establishments with respect to alcoholic beverage sales commercial activity and remains in effect as long as it complies with the deemed approved provisions and performance standards.
- I. "Enforcement officer" means the city manager or designee, and chief of police or designee.
- J. "Illegal activity" means an activity, which has been finally determined to be in noncompliance with local, state or federal laws, the conditions of any applicable permits, or the deemed approved provisions and performance standards in this chapter. Such an activity may lose its deemed approved status, and if it does it shall no longer be considered a deemed approved activity.
- K. "Legal nonconforming alcoholic beverage sales commercial activity" or "legal nonconforming activity" means an off-sale alcoholic beverage sales commercial activity which was a nonconforming use pursuant to Chapter 17.120, and for which a valid state of California Alcoholic Beverage Control license had been issued and used in the exercise of the rights and privileges conferred by the license at a time immediately prior to November 1, 2013. A "legal nonconforming alcoholic beverage sales commercial activity" or "legal nonconforming activity" includes all beverage sales activities of existing off-sale alcoholic beverage establishments that are not in conformance with the regulations applicable to new off-sale alcoholic beverage establishments contained in this chapter, regardless of whether such activities were allowed as part of a conditional use permit granted prior to November 1, 2013. Such an activity shall be considered a deemed approved activity and shall no longer be considered a legal nonconforming activity.

- L. "Modify" or "modified" as used in Sections 17.210.070, 17.210.100 and 17.210.130 of this chapter means the expansion or increase in intensity or substantial change of a use, as these terms are used in Chapter 17.120 of this title.
- M. "Off-sale alcoholic beverage establishment" means an establishment that conducts retail sales of alcoholic beverages for consumption off the premises where sold. For purposes of this chapter, an "off-sale alcoholic beverage establishment" does not include a lawfully established alcohol beverage production manufacturer such as a winery, brewery or micro-brewery that sells alcohol for off-site consumption.
- N. "On-sale alcoholic beverage establishment" means an establishment that conducts retail sales of alcoholic beverages for consumption on the premises where sold.
- O. "Operational standards" means regulations for the business practice activities and land use for locations with a conditional use permit issued in conformance with the regulations in this chapter on or after November 1, 2013 or those further requirements imposed on off-sale alcoholic beverage establishments to achieve the purposes of this chapter. Operational standards constitute requirements which must be complied with by an establishment in order to maintain its conditional use permit or deemed approved status.
- P. "Performance standards" means regulations for the business practice activities and land use for locations with deemed approved status, in whole or in part, or those further requirements imposed to achieve the purposes of this chapter. Performance standards constitute requirements which must be complied with by an off-sale alcoholic beverage establishment in order to retain its deemed approved status.
- Q. "Permitted or conditionally permitted alcoholic beverage sales commercial activity" or "permitted or conditionally permitted activity" means an off-sale alcoholic beverage sales commercial activity which is a permitted or conditionally permitted activity pursuant to Chapter 17.210 and other applicable provisions of the El Cajon Municipal Code prior to November 1, 2013, and for which a valid state of California Alcoholic Beverage Control license has been issued and was used in the exercise of the rights and privileges conferred by the license at a time immediately prior to November 1, 2013. A "permitted or conditionally permitted alcoholic beverage sales commercial activity" or "permitted or conditionally permitted activity" includes all alcoholic beverage sales activities of any existing off-sale alcoholic beverage establishment that are not in conformance with the regulations applicable to new off-sale alcoholic beverage establishments contained in this chapter, regardless of whether such activities were allowed as part of a conditional use permit granted by the planning commission or otherwise allowed as permissible activities associated with the establishment's permitted use, prior to November 1, 2013. To the extent that the activity is not in conformance with this chapter, it shall be considered a deemed approved activity.

- R. "Premises" means the actual space in a building devoted to alcoholic beverage sales.
- S. "Redeveloped" means the demolition of an existing off-sale alcoholic beverage establishment (whether conducting permitted or conditionally permitted activities or deemed approved activities) followed by the immediate reconstruction and operation of a replacement off-sale alcoholic beverage establishment.
- T. "Restaurant" means a bona fide eating place whose predominant function is the service of food and where on-sale of alcoholic beverages is incidental or secondary.

SECTION 95. Subsection (B) of Section 17.210.080 of Chapter 17.210 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 96. A new subsection (B) of Section 17.210.080 of Chapter 17.210 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

- B. Unless otherwise required by this chapter, a conditional use permit shall not be required of an alcoholic beverage establishment consisting of a general retail store, a grocery store, or a retail pharmacy, which has (1) at least 10,000 square feet of gross floor space, and (2) a maximum of 10 percent of the gross floor area devoted to the sales and display of alcoholic beverages. A conditional use permit shall not be required of an alcoholic beverage production manufacturer with an accessory tasting room. An alcoholic beverage establishment exempt from the requirement of a conditional use permit pursuant to this subsection is deemed to have been approved to conduct alcoholic beverage sales commercial activity subject to the terms and conditions of a conditional use permit required under this chapter provided, however, that if it is found to be in violation of this chapter such an exempt establishment may lose its exemption and be required to obtain a conditional use permit as set forth in Section 17.210.260.

SECTION 97. Paragraph (3) of subsection (A) of Section 17.210.140 of Chapter 17.210 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 98. A new paragraph (3) of subsection (A) of Section 17.210.140 of Chapter 17.210 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

- 3. An alcoholic beverage manufacturer such as a craft brewery with an ancillary tasting room or craft brewery with a full service restaurant.

SECTION 99. Subsection (B) of Section 17.215.040 of Chapter 17.215 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 100. A new subsection (B) of Section 17.215.040 of Chapter 17.215 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

- B. Automotive service and repair as defined in Chapter 17.105, excluding major engine and transmission repair. All service and repair activities must be conducted completely within an enclosed building.

SECTION 101. Subsection (D) of Section 17.215.050 of Chapter 17.215 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 102. A new subsection (D) of Section 17.215.050 of Chapter 17.215 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

- D. Automotive body repair as defined in Chapter 17.105;

SECTION 103. Section 17.225.020 of Chapter 17.225 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 104. A new Section 17.225.020 of Chapter 17.225 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.225.020 Bed and breakfast establishments

Bed and breakfast establishments as defined in Chapter 17.105 may be permitted in any residential zone subject to the granting of a conditional use permit processed in accordance with Chapter 17.50 of this title and compliance with the following development criteria:

- A. The residence shall have received a historical rating of "2" or higher as described in the SANDAG historical preservation survey of El Cajon dated November, 1985 and on file in the offices of the department of community development;
- B. The owner/operator shall live on the property;
- C. The maximum length of stay shall be seven (7) days;
- D. The maximum number of guest rooms shall be established as part of the conditional use permit;
- E. Breakfast is the only meal that may be served and then only to registered guests. No kitchens shall be permitted in any guest rooms;
- F. Off-street parking shall be provided at the ratio of two (2) spaces for the owner/operator and one (1) space for each guest room. All parking spaces shall comply with the parking location and improvement requirements applicable in the underlying zone;
- G. Signs shall be limited to one (1) unlighted monument sign which is a maximum of six (6) feet high and 12 square feet in sign area or one (1) unlighted building face/wall sign which is a maximum of 12 square feet in sign area. No monument sign shall be located in the public right-of-way nor shall its location affect visibility from any driveways or public streets;

- H. The proposed bed and breakfast establishment shall satisfy all applicable fire, building and health codes; and
- I. A business license shall be obtained and maintained in effect at all times and any transient occupancy taxes required by Chapter 3.44 of this code shall be collected and paid.

SECTION 105. A new Section 17.225.026 of Chapter 17.225 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.225.026 Drive-through facilities.

Drive-through facilities shall be operated in accordance with the follow standards:

- A. For purposes of determining the stacking capacity of vehicles in a drive-through service lane, the minimum length provided per vehicle shall be 25 lineal feet. It shall be left for determination at the time of review and approval how much total stacking capacity is adequate for the use proposed.
- B. Notice of new drive-throughs must be provided to blind, disabled, or aged communities prior to any decision by the director, the planning commission, and the city council.
- C. If a business with an approved drive-through ceases operations, any new use conducting business at the site shall continue to operate the drive-through.
- D. If a new business proposes to occupy the site and discontinue operating the drive-through, it shall be cause for the drive-through lane, including public right-of-way improvements, to be removed and replaced with improvements that comply with applicable standards, as determined by the director. Any decision by the director may be appealed pursuant to the requirements listed in Chapter 17.30 of this title.

SECTION 106. Section 17.225.030 of Chapter 17.225 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 107. A new Section 17.225.030 of Chapter 17.225 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.225.030 Family day care homes.

- A. Family day care homes, small, as defined in Chapter 17.105, are a permitted use in all residential zones.
- B. Family day care homes, large, as defined by Chapter 17.105, are permitted in all residential zones, upon approval of an administrative zoning permit, as described in Chapter 17.40.

1. Prior to granting approval for a large family day care home, the director shall verify that the proposed large family day care home meets the following standards:
 - a. The business operator shall demonstrate that one (1) off-street parking space for every employee (including the business owner) will be available during business hours on the subject property;
 - b. The subject property shall provide adequate space on-site for the safe loading and unloading of passengers. As an alternative, the property may be located on a through street that allows on-street parking in front of the subject property;
 - c. Any rear or side yard used as a play area for the large family day care home shall be separated from adjoining properties by a six-foot high solid fence or wall in good condition; and
 - d. No portion of the large family day care home (or accessory structures used for day care on the subject property) shall have been constructed or converted in violation of local building and zoning regulations.
2. Large family day care homes must also comply with any regulations adopted by the State Fire Marshal pursuant to Section 1597.46(d) of the California Health and Safety Code. Compliance with such ordinances shall be no more demanding for the large family day care home than for any other residential use.
3. In no event shall a large family day care home be approved to operate in an illegally converted garage.

SECTION 108. Section 17.225.050 of Chapter 17.225 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 109. A new Section 17.225.050 of Chapter 17.225 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

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, 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.

SECTION 110. Section 17.225.060 of Chapter 17.225 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 111. A new Section 17.225.060 of Chapter 17.225 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.225.060 Kitchen facilities in hotels and motels.

A maximum of 10 percent of the total number of hotel or motel units may contain kitchen facilities with any fractional total rounded down to the next lowest whole number.

SECTION 112. Section 17.225.130 of Chapter 17.225 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 113. A new Section 17.225.130 of Chapter 17.225 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.225.130 Take-out restaurants.

Take-out restaurants, as defined in Chapter 17.105 shall not be required to provide the increased parking that is required for other restaurants. However, take-out restaurants may not provide tables, counters, or any other amenities for the purpose of on-site dining either inside or outside of the establishment. A take-out restaurant shall be allowed a maximum of eight (8) indoor seats for the convenience of customers who are waiting for take-out orders.

SECTION 114. The title and subsections (A) and (B) of Section 17.225.180 of Chapter 17.225 of Title 17 of the El Cajon Municipal Code are hereby repealed.

SECTION 115. A new title and subsections (A) and (B) of Section 17.225.180 of Chapter 17.225 of Title 17 of the El Cajon Municipal Code are hereby added to read as follows:

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.
- 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.

SECTION 116. A new Section 17.225.210 of Chapter 17.225 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

(Continued on Page 89)

17.225.210 Tasting rooms.

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

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

SECTION 117. Section 17.235.030 of Chapter 17.235 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 118. A new Section 17.235.030 of Chapter 17.235 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.235.030 Conduct of use.

With the exception of motor vehicles and boats, all storage shall occur within a completely enclosed building.

SECTION 119. Subsection (C) of Section 17.235.070 of Chapter 17.235 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 120. A new subsection (C) Section 17.235.070 of Chapter 17.235 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

- C. At least two (2) parking spaces located in close proximity to exterior doorways or elevator entrances leading to storage units with internal access from common hallways.

SECTION 121. Section 17.235.090 of Chapter 17.235 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 122. A new Section 17.235.090 of Chapter 17.235 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.235.090 Fences, walls, and gates.

Self-storage facilities may include fences, walls, and gates as permitted in the zones in which they are located. Where justified, the planning commission may approve walls or fences with a greater height. However, no such fence or wall shall obstruct the visibility of motorists. Automated security gates shall be permitted but shall be located a minimum of 25 feet from the public right-of-way and shall not impede or obstruct the required parking and loading areas or the required emergency vehicles access.

SECTION 123. Section 17.245.020 of Chapter 17.245 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 124. A new Section 17.245.020 of Chapter 17.245 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.245.020 Intent and purpose.

The intent and purpose of this section is to establish standards for the siting, development, and maintenance of wireless communications facilities and antennas defined in Chapter 17.105. The regulations set forth herein are intended to protect and promote the public health, safety, community welfare and the aesthetic quality of the city as set forth within the goals, objectives and policies of the general plan, while concurrently allowing for the efficient development of a wireless communications infrastructure in accordance with the guidelines and intent of the Federal Telecommunications Act of 1996. Finally, because the wireless communications industry utilizes unique technologies that are in a constant state of change, it is intended that these regulations be appropriate for the analysis of various siting and facility circumstances.

SECTION 125. Subsection (F) of Section 17.245.050 of Chapter 17.245 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 126. A new subsection (F) of Section 17.245.050 of Chapter 17.245 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

- F. Provide signal strength and wireless coverage maps depicting the strength of wireless signals in the proposed project area. Provide one map depicting existing signal strengths and provide another map depicting the signal strength anticipated with operation of the proposed facility.

SECTION 127. A new Chapter 17.255 is hereby added to Title 17 of the El Cajon Municipal Code to read as follows:

Chapter 17.255 REASONABLE ACCOMMODATION

17.255.010 Intent and purpose.

It is the policy of the City of El Cajon, pursuant to the American with Disabilities Act (ADA), Federal Fair Housing Act, the Federal Fair Housing Amendments Act of 1988, and the California Fair Employment and Housing Act, to provide people with disabilities, reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of these provisions is to provide a process for making requests for reasonable accommodation to land use and zoning decisions.

17.255.020 Applicability.

This chapter shall apply to any person who is qualified as a "disabled person" under the ADA, or who is otherwise qualified to receive reasonable accommodation under any of the Housing Acts specified in Section 17.85.010.

17.255.030 Scope and extent.

A request for a reasonable accommodation to the rules, policies, practices, and procedures regulating the siting, development or use of housing may include, but is not limited to, yard area encroachments for ramps, handrails, or other such accessibility improvements; hardscape additions, such as widened driveways, parking area or walkways that would not otherwise comply with required landscaping or open space area provisions; and building addition(s) required strictly for accessibility accommodation. If an applicant needs assistance in making the request or any appeals associated with the request, the director shall provide reasonable assistance necessary to ensure the process is accessible to the applicant. No application fee shall be collected for reasonable accommodation requests filed pursuant to this chapter.

17.255.040 Authority to apply.

Any individual with a disability or person acting on their behalf may submit a request in writing to the director for reasonable accommodation. The request shall include an application and other materials required by the director.

17.255.050 Authority to approve.

A reasonable accommodation request may be approved, conditionally approved, or denied by the director. The director may, at his or her discretion, refer a reasonable accommodation request to the planning commission, which may approve, conditionally approve, or deny such permits.

17.255.060 Required findings.

In determining the reasonableness of a requested accommodation, the director shall consider the following factors:

1. The applicant making the request for reasonable accommodation is an individual protected under the Housing Acts specified in Section 17.85.010.
2. The accommodation is necessary to make a specific dwelling unit(s) available to an individual protected under the Housing Acts specified in Section 17.85.010.
3. There is no other reasonable alternative, consistent with the Zoning Code, which would allow equal access to a specific dwelling unit(s).
4. The requested accommodation would not impose an undue financial or administrative burden on the city.
5. The requested accommodation would not require a fundamental alteration in the nature of a program, policy, and/or procedure.

6. There are no other factors deemed relevant to the determination according to the Housing Acts specified in Section 17.85.010.

17.255.070 Notice of decision.

The applicant for a reasonable accommodation request shall be notified in writing of the decision of the director to approve, conditionally approve, or deny the request. In the event that the director refers the permit application to the planning commission, the applicant shall be notified in writing and the notice shall include the date and time of the planning commission meeting.

17.255.080 Appeals.

The action of the director or the planning commission in approving, conditionally approving, or denying a reasonable accommodation request may be appealed pursuant to the requirements listed in Chapter 17.30 of this title. Planning commission decisions shall include findings to support the issuance or denial of this permit consistent with Section 17.85.060.

SECTION 128. A new Chapter 17.260 is hereby added to Title 17 of the El Cajon Municipal Code to read as follows:

Chapter 17.260 AIRPORT OVERLAY ZONE

17.260.010 Intent and purpose.

It is the purpose of the airport overlay zone to implement the requirements of the Gillespie Field and Montgomery Field Airport Land Use Compatibility Plans (ALUCP). The ALUCPs regulate non-aviation land use and development on and around the airports. All development projects and land use actions within the airport overlay zone must be consistent with the ALUCPs for Gillespie and Montgomery Fields. The airport overlay zone is a mechanism to ensure that the requirements of the ALUCPs are satisfied for land use and development projects in the City of El Cajon. The ALUCPs address the following specific impacts and issues of compatibility, each of which are defined in the ALUCPs:

- A. Airspace Protection (hazards to aircraft operations);
- B. Safety (hazards to life and property in and around the airports);
- C. Noise (noise sensitive uses are regulated and/or restricted around airports); and
- D. Overflight Annoyances (notification requirements to property owners and prospective buyers).

(Continued on Page 93)

17.260.020 Applicability.

The airport overlay zone applies to all properties located within the Airport Influence Areas of the Gillespie Field and Montgomery Field ALUCPs. Those areas are reflected on the El Cajon Zoning Map with designations of "RA1" and "RA2." RA1 represent Review Area 1 of the Gillespie Field ALUCP. RA2 represents Review Area 2 for both the Gillespie Field and Montgomery Field ALUCPs. No part of Montgomery Field Review Area 1 is in the City of El Cajon. Moreover, the only policies of the Montgomery Field ALUCP which apply within El Cajon are the policies related to airspace protection.

17.260.030 Procedures for Project Review and Approval.

The City of El Cajon shall be responsible for reviewing and approving all land use and development proposals within the airport overlay zone except as otherwise provided by state and/or federal law. In reviewing and approving land use and development proposals within the airport overlay zone, the city shall apply the same procedures that would be used outside the airport overlay zone, except as otherwise required by this title and/or the applicable ALUCP. Prior to approval, all land use and development proposals within the airport overlay zone shall be found to be consistent with the applicable policies of the applicable ALUCP.

17.260.040 Airport Land Use Commission.

Prior to approval by the city, certain land uses and development projects within the airport overlay zone require a determination of consistency from the Airport Land Use Commission (ALUC) of the San Diego County Regional Airport Authority. Those projects include:

- A. Amendments to the general plan within an Airport Influence Area;
- B. Specific plans and amendments within an Airport Influence Area;
- C. Zone changes or zoning code amendments within an Airport Influence Area;
- D. Projects determined to be a potential hazard to air navigation by the Federal Aviation Administration (FAA);
- E. Proposals for airport expansions or changes to runways or runway protection zones;
- F. Proposals for the construction of new airports or helicopter pads;
- G. Non-aviation-related development or land uses on airport land;
- H. Any proposed development or land use in Safety Compatibility Zone 1 of the Gillespie Field ALUCP;
- I. Projects which exceed the density or intensity limits in Table III-2 of the Gillespie Field ALUCP (Safety Compatibility Criteria); and

- J. Any development or land use proposal determined by the Planning Manager to be potentially incompatible with the applicable ALUCP.

17.260.050 Airspace Protection.

ALUCPs include airspace protection policies reflecting both federal and state law. The airspace protection policies are intended to ensure that structures and land uses do not cause hazards to flying aircraft within the airport vicinity. Hazards to flight include but are not limited to:

- A. Physical obstructions to navigable airspace;
- B. Wildlife hazards, particularly bird strikes; and
- C. Visual or electronic interference with aircraft navigation or communications.

Prior to approval by the city, any land use or development proposal with structures exceeding the FAA Height Notification Boundary, or the Part 77 Airspace Surfaces, or located within an area of Terrain Penetrations to Airspace Surfaces, as depicted on Exhibit III-3 of the ALUCPs, shall require a "Determination of No Hazard to Air Navigation" from the FAA. If the structure is within RA1, a determination of consistency from the ALUC is also required. See Policy 3.5 of the Gillespie Field and Montgomery Field ALUCPs for additional information about airspace protection policies.

17.260.060 Self-Certification.

Projects subject to the Airspace Protection policies described in Section 17.260.050 and Policy 3.5 of the ALUCPs may elect to "self-certify" that the project will not create a hazard to air navigation, thus avoiding the requirement for FAA notification and the corresponding Determination of No Hazard to Air Navigation. The City of El Cajon may not require FAA notification and Determination of No Hazard to Air Navigation if the project applicant provides certification by a professional, licensed by the State of California to prepare construction documents, that pursuant to Section 77.9 of Title 14 of the Code of Federal Regulations, the proposed structure(s) would be shielded by existing structures of a permanent and substantial character, or by natural terrain or topographic features of equal or greater height, and would be located in the congested area of the city, where it is evident beyond all reasonable doubt that the structure(s) so shielded will not adversely affect safety in air navigation. However, the ability to self-certify is at the discretion of staff on a case-by-case basis, and the director shall have the authority to require FAA notification and a Determination of No Hazard to Air Navigation, and a determination of consistency from the ALUC, for any project that exceeds the criteria established in ALUCP Policy 3.5.

17.260.070 Gillespie Field Airport Land.

The Gillespie Field airport is owned and operated by the San Diego County Department of Public Works. It includes the aviation areas of the airport in addition to adjacent non-aviation areas that are zoned for industrial uses. All proposals for non-aviation-related land use actions and/or development projects on airport land require a determination of consistency from the Airport Land Use Commission prior to their approval by the City of El Cajon.

17.260.080 Gillespie Field Special Development Standards.

Uses and developments on portions of the airport land at Gillespie Field are subject to special standards not contained elsewhere within the El Cajon Municipal Code, or the ALUCPs. These special standards are divided among three categories: Aviation Areas, Industrial Parks, and Performance Standards. The special standards supplement the land use, development, and performance standards in this title for development on airport land. The special development standards for Gillespie Field are available at the offices of the Planning Division at City Hall. Wherever a conflict exists between the provisions of this title, and the provisions of the special development standards, the more restrictive standards shall prevail.

17.260.090 Safety Compatibility Policies; Density and Intensity.

Within the RA1 designation, the allowable density of residential uses and the allowable intensity of non-residential land uses and developments are subject to the safety compatibility policies contained in the Gillespie Field ALUCP. These safety compatibility policies prohibit or restrict certain sensitive or hazardous land uses. They also restrict the residential density and non-residential intensity of land use and development within the safety compatibility zones around the airport. These density and intensity restrictions are in addition to the other land use and development regulations contained in this title. The density and intensity restrictions are summarized in Table III-2 (Safety Compatibility Criteria) of the Gillespie Field ALUCP.

17.260.100 Overflight Notification.

The ALUCPs require notification for potential buyers of new residential units in areas subject to frequent fly-overs by aircraft. As such, new residential development within the area depicted on Exhibit III-4 of the Gillespie Field ALUCP (Compatibility Policy Map: Overflight) shall require the recordation of an overflight notification document as a condition of project approval. A separate overflight notification document is not required where an avigation easement is required, as indicated on Exhibit III-6 (Avigation Easement and Overflight Notification Areas) See Policy 3.6 of the Gillespie Field and Montgomery Field ALUCPs for overflight notification requirements.

17.260.110 Noise Compatibility Policies.

The Gillespie Field ALUCP contains policies intended to protect noise sensitive land uses from the sound created by flight operations. These policies are distinct from the performance standards for noise that are contained in Section 17.115.130 of this title. See Policy 3.3 of the Gillespie Field ALUCP for airport noise compatibility policies.

17.260.120 Avigation Easements.

The Gillespie Field ALUCP requires property owners to grant an avigation easement to the airport operator for certain projects in certain parts of the airport influence area. The types of projects requiring avigation easements are listed under Policy 2.11.5, and on Exhibit III-6 (Avigation Easement and Overflight Notification Areas) of the Gillespie Field ALUCP. Exhibit III-6 identifies the areas where avigation easements may be required.

17.260.130 Non-conforming Uses and Developments.

Land uses and developments which may otherwise conform to all the requirements of the El Cajon Municipal Code may not conform to the requirements of the applicable ALUCPs. Chapter 17.120 of this title includes provision for restoring and expanding nonconforming uses and structures. However, those provisions are not applicable to land uses and developments within the airport overlay zone to the extent that those uses and developments conflict with the provisions of the ALUCPs. See Policies 2.11.2 and 2.11.3 of the Gillespie Field and Montgomery Field ALUCPs for policies related to nonconforming uses and developments.

17.260.140 Existing Uses and Developments.

Legitimately established land uses and developments are not subject to the provisions of the ALUCPs unless they are expanded and/or intensified. Moreover, an existing land use can be replaced by a new and/or different land use, which may or may not be in conformance with the ALUCPs, as long as the replacement use is not an intensification of land use beyond that which had previously existed. However, if a land use is discontinued for a period of 24 consecutive months, it may only be re-established in conformance with the applicable ALUCP. See Section 2.2.18 of the Gillespie Field ALUCP for a definition and policies related to existing land uses.

17.260.150 Open Land Requirements.

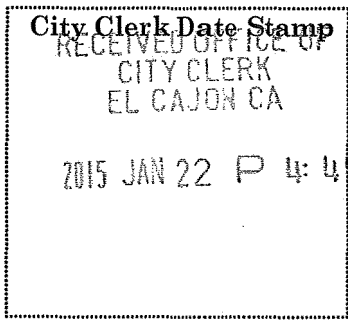
The ALUCPs include "open land" requirements for projects of 10 acres or more in RA1. "Open land," for the purpose of airport land use compatibility planning, refers to areas where light aircraft can make controlled emergency landings. See ALUCP Policy 3.4.9 for open land requirements.

SECTION 129. This ordinance shall become effective thirty (30) days following its passage and adoption.

Zoning Update Omnibus Ordinance 011415

First Reading – 12/09/14 (Item 100)

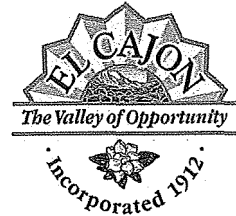
Second Reading – 01/27/15 (Item 14.1)



City of El Cajon Agenda Report

MEETING: 1/27/15

ITEM NO: GEN. INFO 'A'



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Sara Ramirez, Director of Recreation

SUBJECT: Teen Coalition Status Report

RECOMMENDATION: That the City Council receive and file as information only the Teen Coalition status report.

BACKGROUND: “Engage, educate and empower” continue to be the goals for the City of El Cajon Teen Coalition. Teen Coalition members work with staff liaison Susie Lowe, Recreation Services Supervisor, and learn about leadership, community economics and have opportunities to engage in community service.

FISCAL YEAR 2014-2015 RECRUITMENT:

Applications were actively circulated at El Cajon middle schools, high schools, recreation centers, libraries and service organizations. Press releases were sent to local news media outlets and mass emails were sent to teens that were or have participated in the Recreation Department’s activities and/or instructional classes. Information was posted on social media outlets and the application was made available on the City’s website. Ten applications were received and all ten were selected to serve as members. The interview panel consisted of two Recreation Department staff and coalition members were selected based on their demonstrated level of commitment and their desire to develop leadership skills. Of those selected, seven are returning members to the Teen Coalition and three are new members. Teen Coalition members for 2014/2015 are: Chair, Lilli Bell (returning); Co-Chair, Brianna Franco (returning); Secretary, Noelle Abrantes (returning); Treasurer, Kathryn Halig (returning); Melannie Rivas (returning); Jazmine Lee (returning); Dylan Garcia (returning); Austin Evans (new member); Abdulrahman Hatem (new member) and Daved Shamoun(new member).

FISCAL YEAR CALENDAR

In addition to special events, the Teen Coalition will meet each month at Renette Park Community Center. Calendar of events include; participation in the City of El Cajon Hillside grand re-opening, team building activity and tour at San Diego State University, HauntFest, witness local “government in action” at the January City Council meeting, seminars and training on the local economy, the City of El Cajon’s annual Arbor Day celebration, August Movies in the Park at Renette Park, El Cajon Library’s Fiesta Celebration, America on Main Street and concluding the year with a community service project from May through August.

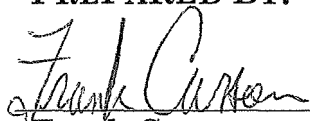
The City of El Cajon Teen Coalition will also continue to sponsor the annual "Youth of the Year" award, as it further helps put a spotlight on those youth who go above and beyond in serving their community.

FISCAL YEAR 2014-2015 IMPACT STATEMENTS

All members of the Teen Coalition exhibit a passion for volunteering, community involvement and development of leadership skills. The Teen Coalition application requested remarks regarding perceived critical issues facing teens in the community. Providing safe teen activities particularly art and cultural activities as well bullying awareness were the two standout subjects that emerged from the applications. In response, the Teen Coalition is developing activities and projects that would address these critical issues.


FISCAL IMPACT: Current fiscal year budgeted amount of \$1,200 for trainings, meetings, events, and projects.

PREPARED BY:



Frank Carson
Recreation Services
Manager

REVIEWED BY:



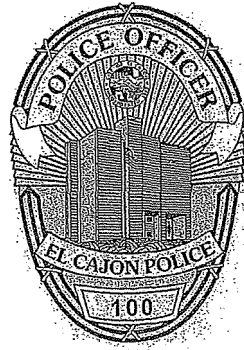
Sara Ramirez
Director of
Recreation

APPROVED BY:



Douglas Williford
CITY MANAGER

CITY OF EL CAJON



RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA

2015 JAN 21 P 4: 17

POLICE DEPARTMENT

MEMORANDUM

DATE: WEDNESDAY, JANUARY 7, 2015

TO: CHIEF JIM REDMAN
POLICE ADMINISTRATION DIVISION

FROM: SUPPORT CAPTAIN JEFF ARVAN
POLICE ADMINISTRATION DIVISION

SUBJECT: DECEMBER 2014 DONATIONS TO THE EL CAJON ANIMAL SHELTER

In accordance with City Council Policy B-2, I am writing to let you know that we have received the following donations from:

12/09/14 Kimberly Manson

\$100.00 (In memory of Betty Smith)

12/09/14 Russ & Debbie Schultz (Mr. & Mrs.)

\$100.00

12/19/14 Richard & Charlene Berry (Mr. & Mrs.)

\$100.00 (In memory of Stephanie O'Connor on her birthday)

12/20/14 Ms. Jennifer Aquiningoc

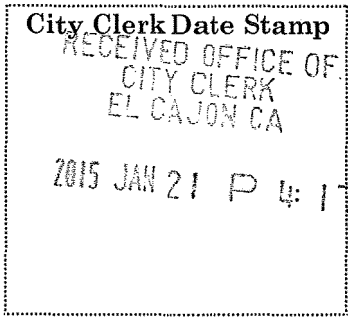
\$145.00

12/27/14 Patti McGrath

\$100.00

12/27/14 Penny Wilkins

\$150.00



City of El Cajon Agenda Report

MEETING: Jan. 27, 2015

ITEM NO: 100



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Ambrose, Bales, Kendrick

FROM: City Clerk

SUBJECT: INTERVIEWS FOR COMMISSION/COMMITTEE VACANCIES

RECOMMENDATION: That the City Council conducts interviews for positions on City Commissions and Committees, and appoint applicants to serve appropriate terms. The Council may elect to extend the application period for seats on the Personnel and Veterans' Commissions, to allow a sufficient number of candidates to participate in the selection process, per City Council Policy A-27.

BACKGROUND: On December 9, 2014, the City Council approved the application period for seats on various City Commissions and Committees. Applications received by the deadline of January 15, 2015, at 5:30 p.m. are provided for City Council consideration. Applicants were advised of the opportunity to make a two-minute presentation during the interviews, followed by a question and answer period by Council.

GILLESPIE FIELD DEVELOPMENT COUNCIL

Vacancies: Two members: (2) Term expirations – Robert Davison (expires January 31, 2015) and Jeff Swiney (expires March 18, 2015)

Duration: One (1) Four-Year Term will expire January 31, 2019
One (1) Four-Year Term will expire March 18, 2019

Applicants:

1. Robert Davison (Incumbent)
2. Alhim Razok
3. Michael Rhea
4. Jeff Swiney (Incumbent)

PERSONNEL COMMISSION

Vacancy: One Commissioner: (1) Term expiration - Donald Bishop

Duration: One (1) Four-Year Term to expire January 31, 2019

Applicant:

1. Donald Bishop (Incumbent)

PLANNING COMMISSION

Vacancies: Two Commissioners: (2) Term expirations – Paul Circo and Adel Dankha

Duration: Two (2), Four-Year Terms to expire January 31, 2019

Applicants:

1. Paul Circo (Incumbent)
2. Stephanie Harper
3. Sana Kappouta
4. Phuoc Le
5. Emily “Lily” Schworm
6. Katherine Spacone
7. Allen Theweny
8. Jerome “Jerry” Turchin

PUBLIC SAFETY FACILITY FINANCING OVERSIGHT COMMITTEE:

Vacancies: Four members: (4) Term Expirations – Nancy Crane, Michael Huse, James Rue and Rodgers Smith

Duration: Four (4), Four-Year Terms to expire January 31, 2019

Applicants:

1. Jack Gould*
2. Stephanie Harper*
3. Michael Huse (Incumbent)*
4. Ron Moen*
5. Michelle Nguyen
6. James Rue (Incumbent)*
7. Rodgers Smith (Incumbent)*

*Resident of City of El Cajon

PUBLIC SAFETY FACILITY FINANCING OVERSIGHT COMMITTEE: (Continued)

- Three (3) vacancies must be filled with residents of the City and must be from one or more of the following occupations or categories:
 - A business owner from the El Cajon business community;
 - A member of a bona fide tax payers' association or organization;
 - A public safety employee (i.e., either police or fire personnel) either retired from service or not employed by the City; and
 - A resident elector of the City.

- One (1) vacancy may be filled with non-residents or residents of the City and must be from one or more of the following occupations:
 - A California licensed architect with experience designing and building commercial, industrial and governmental buildings;
 - A California licensed general contractor with experience constructing commercial, industrial and governmental buildings;
 - A California licensed civil engineer with experience in the designing and building of commercial, industrial and governmental buildings;
 - A building/property manager with experience in the management of commercial property;
 - A construction estimator with experience in estimating the construction of large-scale projects; and
 - A California certified public accountant with experience in professional accounting.

VETERANS' COMMISSION:

Vacancies: One Commissioner: (1) Term Expiration – George Glover

Duration: One (1) Four-Year Term will expire January 31, 2019

Applicant:

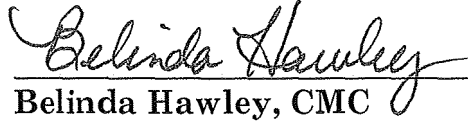
1. George Glover (Incumbent)

Appointments are by the Mayor, with concurrence of the City Council.

Members of the above-mentioned Commissions and Committees are required to file a Statement of Economic Interests (Form 700) according to provisions of the Political Reform Act, the Fair Political Practices Commission, and the City's Conflict of Interest Code.

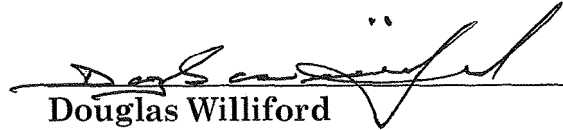
FISCAL IMPACT: Members of the Planning and Personnel Commissions are compensated for meetings attended. Members of the Gillespie Field Development Council, Public Safety Facility Financing Oversight Committee, and Veterans' Commission serve on a voluntary basis and are not compensated.

PREPARED BY:



Belinda Hawley, CMC
CITY CLERK

APPROVED BY:



Douglas Williford
CITY MANAGER

**Applications on
file in the City
Clerk's Office.**