

ONLINE AGENDA INFORMATION

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CITY OF EL CAJON

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

AGENDA



October 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



AGENDA



October 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:** City Clerk Belinda Hawley



PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

- **POSTINGS:** The City Clerk posted Orders of Adjournment of the October 13, 2015, Meeting and the Agenda of the October 27, 2015, Meeting in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.
- **PRESENTATIONS:**
 - **PROCLAMATION:** The K Grill
- **AGENDA CHANGES:**

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

CONSENT ITEMS: (1.1 – 1.12)

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 October 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: REJECTION OF BID NO. 005-16, CITY HALL & COUNCIL CHAMBERS HVAC (Report: Nahid Razi, Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and reject all bids and authorize rebidding the project with revised specifications.

***1.5 ROAD CLOSURES; MOTHER GOOSE PARADE (Report: Sara Ramirez, Director of Recreation)**

RECOMMENDATION: That the City Council review and approve the submitted road closures and traffic control plan for the Mother Goose Parade.

CONSENT ITEMS: (Continued)

- *1.6 SUBDIVISION AGREEMENT AND FINAL MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 659, MAGNOLIA TRAILS, ENGINEERING JOB NO. 3504 (Report: Dennis Davies, Deputy Director of Public Works)**

RECOMMENDATION: That the City Council approve the Subdivision Agreement and Final Map for Tentative Subdivision Map (TSM) 659 at 103 East Chase Avenue, south east corner of East Chase Avenue and South Magnolia Avenue, authorizing execution of the Agreement.

- *1.7 RESOLUTIONS: APPROVAL OF PLANS AND BID SPECIFICATIONS FOR FLETCHER HILLS POOL RENOVATION PROJECT, IFM3526 / BID NO. 017-16 (Report: Majed Al-Ghafry, Assistant City Manager)**

RECOMMENDATION: That the City Council adopt the next RESOLUTIONS in order to:

- Approve Plans and Bid Specifications for the Fletcher Hills Pool Renovation Project, IFM3526/ Bid No. 017-16; and
- Direct a Notice Inviting Sealed Bids to be opened on December 8, 2015.

- *1.8 SUPPORT OF 2016 MISS EL CAJON SCHOLARSHIP PROGRAM (Report: Brett Channing, Assistant to the City Manager)**

RECOMMENDATION: That the City Council designate \$2,500.00 from the City Council Contingency Budget for the Miss El Cajon Scholarship Program.

- *1.9 REQUEST FROM RunEC TO SUPPORT A HALF-MARATHON SPECIAL EVENT (Report: Sara Ramirez, Director of Recreation)**

RECOMMENDATION: That the City Council support the RunEC nonprofit organization with a \$20,000.00 donation and in-kind City services for the 2016 St. Patrick's Day Half-Marathon/5K.

CONSENT ITEMS: (Continued)

- *1.10 RESOLUTION: AWARD OF BID NO. 016-16, INSTALLATION OF STREET LIGHTS (LED Retrofit Program) (Report: Nahid Razi, Purchasing Agent)**

RECOMMENDATION: That the City Council:

- Consent to withdrawal of Traffic Development Services, Inc.'s bid submission;
 - Find that the bid of the first low bidder, Siemens Industry, Inc., is non-responsive for failure to sign bidder's bond; and
- Based on the above, adopt the next RESOLUTION in order awarding the bid to the lowest responsive, responsible bidder, CTE, Inc., in the amount of \$91,400.00.

- *1.11 PURCHASE OF FACTORY LOADED AMMUNITION (Report: Nahid Razi, Purchasing Agent)**

RECOMMENDATION: That the City Council authorize the Purchasing Agent to waive the bidding requirements in accordance with Municipal Code 3.20.010.C.1A, and execute a purchase agreement with Dooley Enterprises, Inc. for the purchase of factory loaded ammunition in the amount of \$96,568.26.

- *1.12 TRAVEL EXPENSES TO ATTEND THE LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE - BALES (Report: Brett Channing, Assistant to the City Manager)**

RECOMMENDATION: That the City Council review and approve the attached Claim for Advance/Reimbursement of Travel Expense form for Councilmember Star Bales submitted in accordance with City Council Policy G-1.

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 DELINQUENT REFUSE COLLECTION CHARGES
(Report: Dennis Davies, Deputy Director of Public Works)**

RECOMMENDATION: That the City Council:

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

THEN

- Adopt the next RESOLUTIONS in order certifying the list of property owners as delinquent in the payment of their mandatory trash service bills; and
- Authorize the City Clerk to record the amount owed as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.

***3.2 ZONING CODE OMNIBUS AND MUNICIPAL CODE UPDATE
(Report: Anthony Shute, Deputy Director of Community Development)**

RECOMMENDATION: That the City Council:

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

THEN

- MOVE to ADOPT the next RESOLUTION in order ADOPTING the Negative Declaration; and
- MOVE to INTRODUCE the ORDINANCE for Zoning Code Amendment No. 429.

4. ADMINISTRATIVE REPORTS: None

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**

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: None

13. ORDINANCES: FIRST READING - None

14. ORDINANCES: SECOND READING AND ADOPTION

***14.1 ZONE RECLASSIFICATION 2292 – 301 W. RENETTE AVE.**

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

AN ORDINANCE APPROVING ZONING RECLASSIFICATION 2292 REZONING PROPERTY AT THE SOUTHWEST CORNER OF WEST RENETTE AVENUE AND SOUTH SUNSHINE AVENUE FROM R-1-6 ZONE TO R-3 ZONE

- **MOTION to adopt Ordinance approving Zone Reclassification 2292**

15. CLOSED SESSIONS:

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

15.1 PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Attorney

15.2 CONFERENCE WITH LABOR NEGOTIATOR pursuant to Government Code Section 54957.6.

Agency Designated Representatives: Jim Lynch, Director of Human Resources
Steve Berliner, Esq., Liebert Cassidy Whitmore
Frances Rogers, Esq., Liebert Cassidy Whitmore

Employee Organizations: El Cajon Mid-Management and Professional Employees Group
El Cajon Municipal Employees Association
El Cajon Police Officers Association

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 October 2015, is adjourned to Tuesday, November 10, 2015, at 3:00 p.m.

******* NO EVENING MEETING *******



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



October 28 - Cajon Classic Cruise Car Show - Trunk or Treat! The last car show of the 2015 season is from 5:00 p.m. to 8:00 p.m. There will be a full street closure of East Main Street, between Magnolia and Claydelle Avenues. Car shows are hosted by the Downtown Business Partners. For more information, visit www.cajonclassiccruise.org or call (619) 334-3000.

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

October 31 - Happy Halloween!

November 6 & 20 - 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.

November 10 and December 8 - El Cajon City Council Meetings are at 3:00 p.m. and 7:00 p.m., as needed. The meetings are held in the City Council Chamber at 200 Civic Center Way. For more information and to view the full agenda online please visit www.cityofelcajon.us.

November 11 - City offices closed in observance of Veterans Day.

November 11 - Veterans Day Observance Ceremony – “Honoring Our Veterans” at the El Cajon Centennial Plaza and Veterans Memorial from 1:00 p.m. to 2:00 p.m. This salute to Veterans is located at 200 Civic Center Way. For more information, please call (619) 441-1756.

November 11 - Veterans Day Ceremony at Parkway Plaza at 3:00 p.m. A children's choir will be singing at the tribute. Parkway Plaza will be working with the American Red Cross Holiday Mail for Heroes Campaign.

November 21 - The 69th Annual Mother Goose Parade with a new day and time! The theme of the parade is “Super Heroes!” The parade begins at 10:00 a.m. on **Saturday, November 21**, at East Main Street at Ballantyne Street, continuing west on East Main Street to Johnson Avenue, then north on Johnson Avenue to the I-8 overpass, ending just south of the Parkway Plaza mall. See marching bands, equestrians and parade floats! After the parade stop by the Mother Goose Village at Parkway Plaza, on Fletcher Parkway, near Macy's, located in the northeast corner of the mall parking lot. Visit www.mgpelcajon.com for more detailed information.

November 26 & 27 - City offices closed in observance of the Thanksgiving Holiday.

November 28 - Small Business Saturday & Festival of Lights in Downtown El Cajon from 11:00 a.m. to 6:30 p.m. Come celebrate the holidays and enjoy great bargains, food, a holiday tree lighting ceremony, and live music while you shop!

Recreation: The City of El Cajon Recreation Guide for Winter 2016 will be available soon! The City offers a wide variety of classes and sports for every member of the family! Register in person at any of the recreation centers or online at www.elcajonrec.org. For more information, please call (619) 441-1754.

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



MINUTES

**CITY OF EL CAJON
EL CAJON, CALIFORNIA**

October 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, October 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. (The Courts have concluded that sectarian prayer as part of City Council Meetings is not permitted under the Constitution).

POSTINGS: The City Clerk posted Orders of Adjournment of the September 22, 2015, meeting and the Agenda of the October 13, 2015, meeting in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- **PROCLAMATION: COMMUNITY PLANNING MONTH – October 2015**
- **PROCLAMATION: MONTH OF MOVEMBER – November 2015**

AGENDA CHANGES:

City Manager Williford requested that Item 1.12 be pulled for discussion.

MOTION BY McCLELLAN, SECOND BY BALES, to PULL Item 1.12 for Discussion.

MOTION CARRIED BY UNANIMOUS VOTE.

CONSENT ITEMS: (1.1 – 1.13)

MOTION BY AMBROSE, SECOND BY McCLELLAN, to APPROVE Consent Items 1.1 to 1.13, pulling Item 1.12, as requested under Agenda Changes by the City Manager.

MOTION CARRIED BY UNANIMOUS VOTE.

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS

Approve Minutes of the September 22, 2015 Meeting 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.

CONSENT ITEMS: (Continued)

**1.4 AUTHORIZATION FOR “AS-NEEDED” GEOTECHNICAL, MATERIALS TESTING, HAZARDOUS MATERIALS INVESTIGATION, REMEDIATION AND INSPECTION SERVICES
(Report: Dennis Davies, Deputy Director of Public Works)**

Authorize the City Manager to negotiate two (2) Professional Services Agreements with Pacific Construction Labs and Kleinfelder for as-needed geotechnical investigation, material testing services, hazardous materials investigation, remediation, and inspection services, where each agreement is not to exceed \$100,000 per year with four (4) one (1)-year renewal options.

**1.5 RESOLUTION: RESCIND AND AWARD PARTIAL ITEMS OF BID NO. 008-16, ROAD MAINTENANCE MATERIALS
(Report: Nahid Razi, Purchasing Agent)**

Adopt RESOLUTION NO. 096-15 to:

- Rescind the partial award of bid line items 1, 2, 7, and 13 from the low bidder, LDTCM, LLC dba East County Materials, and award the bid line items to the second low bidder, Superior Ready Mix Concrete, L.P.
- Approve the price increase on line items 9 through 13, as requested by Superior Ready Mix Concrete, L.P.

**1.6 RESOLUTION: AWARD OF BID NO. 006-16, PEDESTRIAN SAFETY IMPROVEMENTS AT GREENFIELD DRIVE
(Report: Nahid Razi, Purchasing Agent)**

- Consent to withdrawal of fourth low bidder, Palm Engineering and Construction Company, Inc.; and
- Adopt RESOLUTION NO. 097-15 to award the bid to the lowest responsive, responsible bidder, Dick Miller, Inc., in the amount of \$1,846,064.00.

CONSENT ITEMS: (Continued)

1.7 REQUEST FOR TIME EXTENSION OF TENTATIVE PARCEL MAP (TPM) 634, 1984 VALLEY VIEW BOULEVARD, ENGINEERING JOB NO. 3113 (Report: Dennis Davies, Deputy Director of Public Works)

Grant a one-year time extension for TPM 634 and set the new expiration date to be October 19, 2016, in accordance with Municipal Code Section 16.12.110.

1.8 REQUEST FOR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP (TSM) 604, LEGACY TOWN HOMES (960 EAST WASHINGTON AVENUE) ENGINEERING JOB NO. 3020 (Report: Dennis Davies, Deputy Director of Public Works)

Grant a one-year time extension for TSM 604 and set the new expiration date to be October 14, 2016, in accordance with Municipal Code Section 16.12.110.

1.9 PURCHASING OF SWAT TACTICAL VESTS (Report: Nahid Razi, Purchasing Agent)

Authorize the Purchasing Agent to waive the bidding requirements in accordance with Municipal Code 3.20.010.C.5, and execute a purchase agreement with San Diego Police Equipment Co., Inc., for the purchase of twenty (20) Paraclete SWAT Tactical Vests and forty (40) Paraclete Level III Ballistic Rifle Plates, in the total amount of \$61,877.12.

1.10 RESOLUTIONS: APPROVAL OF PLANS AND SPECIFICATIONS FOR TRAFFIC SIGNAL SYSTEM UPGRADES 2016, PW3549, Bid NO. 020-16 (Report: Dennis Davies, Deputy Director of Public Works)

Adopt RESOLUTION NO. 098-15 to approve plans and specifications, and Adopt RESOLUTION NO. 099-15 to direct a Notice Inviting Sealed Bids for the Traffic Signal System Upgrades 2016 project, to be opened on November 5, 2015.

CONSENT ITEMS: (Continued)

**1.11 RESOLUTION: AWARD OF BID NO. 018-16, SCOTT SELF-CONTAINED BREATHING APPARATUS (SCBA)
(Report: Nahid Razi, Purchasing Agent)**

- Find the first low bidder non-responsive because the products offered in their bids did not meet the minimum requirements of the bid specifications; and
- Adopt RESOLUTION NO. 100-15 to award the bid to the lowest responsive, responsible bidder, Municipal Emergency Services, Inc. in the amount of \$264,100.00.

1.12 PULLED FOR DISCUSSION

**1.13 RESOLUTION OF INTENTION TO VACATE TRUNK SEWER EASEMENT AT GILLESPIE FIELD
(Report: Dennis Davies, Deputy Director of Public Works)**

- Adopt RESOLUTION NO. 101-15 to approve the Intent to Vacate the Sewer Easement at Gillespie Field; and
- Direct the City Clerk to set a public hearing on November 10, 2015 at 3:00 p.m. to receive testimony regarding the Intent to Vacate the Sewer Easement at Gillespie Field.

ITEM PULLED FOR DISCUSSION:

**1.12 DOWNTOWN FESTIVAL LIGHTING
(Report: Majed Al-Ghafry, Assistant City Manager)**

RECOMMENDATION: That the City Council approve the Downtown Festival Lighting program as presented in the agenda report.

DISCUSSION

Assistant City Manager Al-Ghafry gave information about the project and introduced **Darryl Priest**, representing the Planned Business Improvement District (PBID), who stated that investing in upgrades to downtown El Cajon will bring more customers to the area.

ITEMS PULLED FOR DISCUSSION: (Item 1.12 Continued)

Councilmembers spoke in support of the lighting program.

MOTION BY McCLELLAN, SECOND BY BALES, to APPROVE the Downtown Festival Lighting program as presented in the agenda report.

MOTION CARRIED BY UNANIMOUS VOTE.

PUBLIC COMMENT:

Mayor Pro Tem McClellan spoke in remembrance of Mario Tilaro.

Richard Spiering from Riley Care Ambulance, spoke about property located at 333 W. Lexington Ave., and indicated that the property has been broken into again and would like approval to occupy the property to prevent any further break-ins.

Richard Agundez Jr., a retired El Cajon police officer, spoke about the reduction in staff in the Police Department while the amount of work continues to be the same. He respectfully asked the **City Council** to give a fair compensation contract to the Police Department.

George Runyan, from City Church Ministries, shared a prayer.

Chris Leeper, Pastor at New Beginnings Church, invited the community to a prayer event '40 days of Hope'.

Marcella Rafo requested a proclamation award for teacher Jonathan Owens from Valhalla. **Mayor Wells** asked Marcela to stay after the council meeting to see what can be done.

Students from Valhalla High School introduced themselves to **Council**.

Monica Zech invited the community to HauntFest on October 23, 2015, and she also extended an invitation to participate in 'Design Day for "First 5 San Diego" at Renette Park on Wednesday, October 28, 2015.

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS:

3.1 RESOLUTION: FISCAL YEAR 2015-2016 ONE YEAR ACTION PLAN - SECOND AMENDMENT TO REALLOCATE CDBG FUNDS FOR CAPITAL IMPROVEMENT PROJECTS
(Report: Anthony Shute, Deputy Director of Community Development)

RECOMMENDATION: That the City Council:

- Open the Public Hearing and accept public testimony for a Second Amendment to the FY 2015-2016 One Year Action Plan;
- Close the Public Hearing;
- Eliminate Wells Park Playground Modernization Action Plan project;
- Reallocate available CDBG funds to identified projects;
- Appropriate funds in CDBG Fund #270900, for the projects, and in the amounts as determined by Council herein; and
- Adopt the next RESOLUTION, in order, approving the second amendment to the FY 2015-2016 One-Year Action Plan.

DISCUSSION

Assistant City Manager Al-Ghafry gave a summary of the Item.

Mayor Wells opened the public hearing.

No one came forward to speak.

MOTION BY WELLS, SECOND BY AMBROSE, to CLOSE the Public Hearing.

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY AMBROSE, SECOND BY McCLELLAN, to ADOPT RESOLUTION NO. 102-15 approving the second amendment to the FY 2015-2016 One-Year Action Plan.

MOTION CARRIED BY UNANIMOUS VOTE.

4. ADMINISTRATIVE REPORTS: None

5. COMMISSION REPORTS: None

6. ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS

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.

6.1 Council Activities Report/Comments

REPORT AS STATED.

6.2 LEGISLATIVE REPORT

Assistant to the City Manager BRETT CHANNING gave an overview of the Bills with City Council Action. At the request of the **Council** more information will be provided as action on Bills are updated.

ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

7.1 Council Activities Report/Comments

REPORT AS STATED.

8.

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.

ACTIVITIES REPORTS OF COUNCILMEMBERS (Item 8.1 Continued)

8.1 Council Activities Report/Comments

In addition to the submitted report, **Councilmember Ambrose** stated he attended the German American Oktober Festivities and the Reflections of Olaf Wieghorst earlier in the month.

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 submitted report, **Mayor Pro Tem McClellan** read a newspaper article about a state implemented program in South Dakota, of a breathalyzer test given to DUI drivers and domestic violence offenders twice a day, which keeps offenders out of jail if they have abstained from drinking alcohol. He would like to add a request to a future agenda to petition the District Attorney to implement this program in San Diego County.

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 submitted report, **Councilmember Bales** stated she attended the Oktober Fest Activities, and she also thanked Veterans and their families for their service. **Councilmember Bales** shared information about helping veterans in distress.

Mayor Pro Tem McClellan shared that **Councilmember Bales** served as a translator for the Iraq war.

- 11. **JOINT COUNCILMEMBER REPORTS: None**
- 12. **GENERAL INFORMATION ITEMS FOR DISCUSSION: None**
- 13. **ORDINANCES: FIRST READING - None**
- 14. **ORDINANCES: SECOND READING AND ADOPTION - None**

15. CLOSED SESSION

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

15.1 PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Manager

MOTION BY WELLS, SECOND BY McCLELLAN, to ADJOURN to Closed Session at 4:09 p.m.

MOTION CARRIED BY UNANIMOUS VOTE.

16. RECONVENE TO OPEN SESSION AT 4:38 P.M.

City Attorney Foley reported the following actions:

- 15.1 No Action taken, meeting was for evaluation purposes only.

Adjournment: Mayor Wells adjourned the Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 13th day of October 2015, at 4:38 p.m. to Tuesday, October 27, 2015 at 7:00 p.m.

BELINDA A. HAWLEY, CMC
City Clerk/Secretary

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

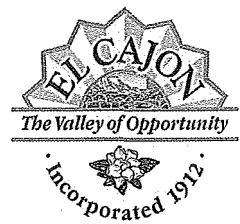
The City Council waives the reading of the full text of every ordinance contained in this agenda and approves the reading of the ordinance title only.

City Clerk Date Stamp
RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA
2015 OCT 21 A 11:22

City of El Cajon Agenda Report

MEETING: 10/27/15

ITEM NO: 1.4



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

FROM: Nahid Razi, Purchasing Agent

SUBJECT: Rejection of Bid No. 005-16, City Hall & Council Chambers HVAC

RECOMMENDATION: That the City Council adopt the next resolution in order and reject all bids and authorize rebidding the project with revised specifications.


BACKGROUND: On June 23, 2015, City Council approved a project to upgrade City Hall & Council Chambers HVAC. Thirteen prospective bidders obtained bid packages and two responses were received and opened at 2:00 p.m. on September 22, 2015.

The apparent low bid was \$481,029.00 over the project estimate of \$1,250,000.00. The adopted project budget for Fiscal Year 2015-16 was \$1,450,000.00 to include design, construction and contingency costs.

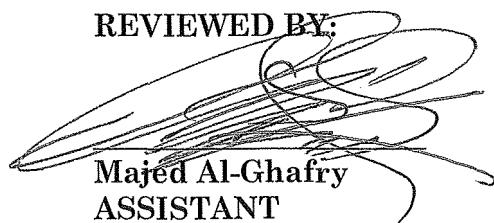
Purchasing, in concurrence with the Assistant City Manager, recommends rejecting all bids and rebidding this project with minor revisions from the architect and engineer to adjust the scope of work. The summary of bids is attached, and complete proposals are on file in Purchasing.

FISCAL IMPACT: None


PREPARED BY:


Nahid Razi
PURCHASING AGENT

REVIEWED BY:


Majed Al-Ghafry
ASSISTANT
CITY MANAGER

APPROVED BY:


Douglas Williford
CITY MANAGER

BID SUMMARY - BID NO. 005-16

BIDDER

TOTAL BID AMOUNT

Paradigm Mechanical Corp. (Lemon Grove, CA) \$1,731,029.00

NKS Mechanical Contracting, Inc. (Anaheim, CA) \$1,894,000.00

ENGINEER'S ESTIMATE \$1,250,000.00

RESOLUTION NO. -15

RESOLUTION REJECTING BID FOR CITY HALL
AND COUNCIL CHAMBERS HVAC
(Bid No. 005-16, Job No. IFM3388)

WHEREAS, bids for the City Hall and Council Chambers HVAC were publicly opened at 2:00 p.m. on September 22, 2015; and

WHEREAS, two (2) responses were received; and

WHEREAS, the apparent low bid was approximately \$480,000.00 over the project estimate of \$1,250,000.00; and

WHEREAS, the adopted project budget for Fiscal Year 2015-16 was \$1,450,000.00 to cover construction and contingency costs; and

WHEREAS, Purchasing, in concurrence with the Assistant City Manager, recommends rejection of all bids and rebidding this project with minor revisions from the architect and engineer to adjust the scope of work; and

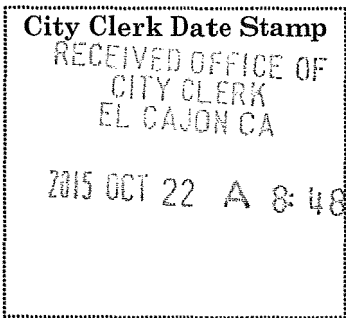
WHEREAS, the City Council believes it to be in the best interests of the City to reject the bid and rebid the project.

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

1. The City Council hereby rejects all bids received for the reasons stated above and directs the rebid with revised specifications.

10/27/15 (Item 1.4)

Bid 005-16 Reject Bid for City Hall and Council Chambers HVAC



City of El Cajon Agenda Report

MEETING: 10/27/15

ITEM NO: 1.5



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

FROM: Sara Ramirez, Director of Recreation

SUBJECT: Road Closures; Mother Goose Parade

RECOMMENDATION: That the City Council review and approve the submitted road closures and traffic control plan for the Mother Goose Parade.

BACKGROUND: On July 28, 2015, the City Council agreed to be Title Sponsor and support the 69th Annual Mother Goose Parade with in-kind city services and \$20,000 in funds. This year’s Mother Goose Parade is scheduled for Saturday, November 21, 2015, with a start time of 10:00 a.m. The new date will allow for greater participation from the community. This year’s theme is “Super Heroes” and there will be over 100 parade entries, including floats, marching bands, eloquent equestrians, special guests, and Santa Claus.

The route for this year’s parade will begin on Ballantyne at Main Street. The parade will travel west on East Main Street and then turn right onto Johnson Avenue. The parade will continue to Parkway Plaza shopping center. A family-friendly Mother Goose Carnival will be held in the northeast corner of the mall parking lot adjacent to Fletcher Parkway at Village Parkway.

In accordance with El Cajon Municipal Code, Chapter 12.24, staff recommends that the City Council approve the use of the public right-of-way for the parade, as it provides the venue for community participation and creates community awareness of the City, which is in the public interest. The parade is not for the sole purpose of advertising products, goods or for private profit. Moreover, the traffic management plan has been approved by the City’s Traffic Engineer and will be coordinated with Public Works and Police staff to ensure a safe and healthy event. Furthermore, the effective movement of vehicles and pedestrians in and around the parade will be assisted by Police without compromising service to the broader community.

Approval for phased street closures are requested as follows:

Saturday, November 21, 2015

- 7:00 a.m. to 2:00 p.m. Staging Area: Cajon Valley Middle School Fields
- 7:00 a.m. to 2:00 p.m. Ballantyne Staging Area: Madison Ave. to Lexington Ave.
- 7:00 a.m. to 2:00 p.m. Park Ave: Magnolia Ave. to Mollison Ave.

Agenda Report
October 27, 2015
Road Closures; Mother Goose Parade
Page 2

.....

7:00 a.m. to 2:00 p.m.	Parkett Lane
8:00 a.m. to 2:00 p.m.	Sulzfeld Way
8:00 a.m. to 1:00 p.m.	Jackman St. and Arnele Ave.
8:00 a.m. to 2:00 p.m.	E. Main St: Magnolia Ave. to Ballantyne St.
9:00 a.m. to 2:00 p.m.	W. Main St: Magnolia Ave. to Johnson Ave.
9:00 a.m. to 2:00 p.m.	Johnson Ave: E. Main St. to Fletcher Parkway
9:00 a.m. to 2:00 p.m.	East & Westbound I-8 Johnson Ramps

Event organizers will be required to provide the following:

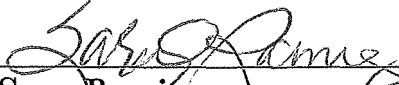
- A one-day, Special Event Business License, applicable to each vendor.
- Approved Certificates of Insurance, applicable to all vendors.
- A signed petition from a majority of the affected businesses and residents, to include reference to the hours of requested road closures.

The Special Event Committee will provide an approval letter listing additional conditions which need to be met by applicant two-weeks prior to the event. Applicant must meet with City staff to review all conditions before final approval of event. Failure to comply with conditions shall result in cancellation of permit and event.

CEQA: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) according to Section 15061 (b)(3) the General Rule, which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The temporary use of the City's right-of-way for a community event and the detouring of other modes of transportation within City Streets will not have a significant effect on the environment.


FISCAL IMPACT: Funding for Mother Goose Parade in the amount of \$20,000 was approved by City Council on July 28, 2015. Funds are designated in the Contingency Budget for Fiscal Year 2015-16. Indirect staff costs for the parade will be absorbed within the respective department budgets.

PREPARED BY:

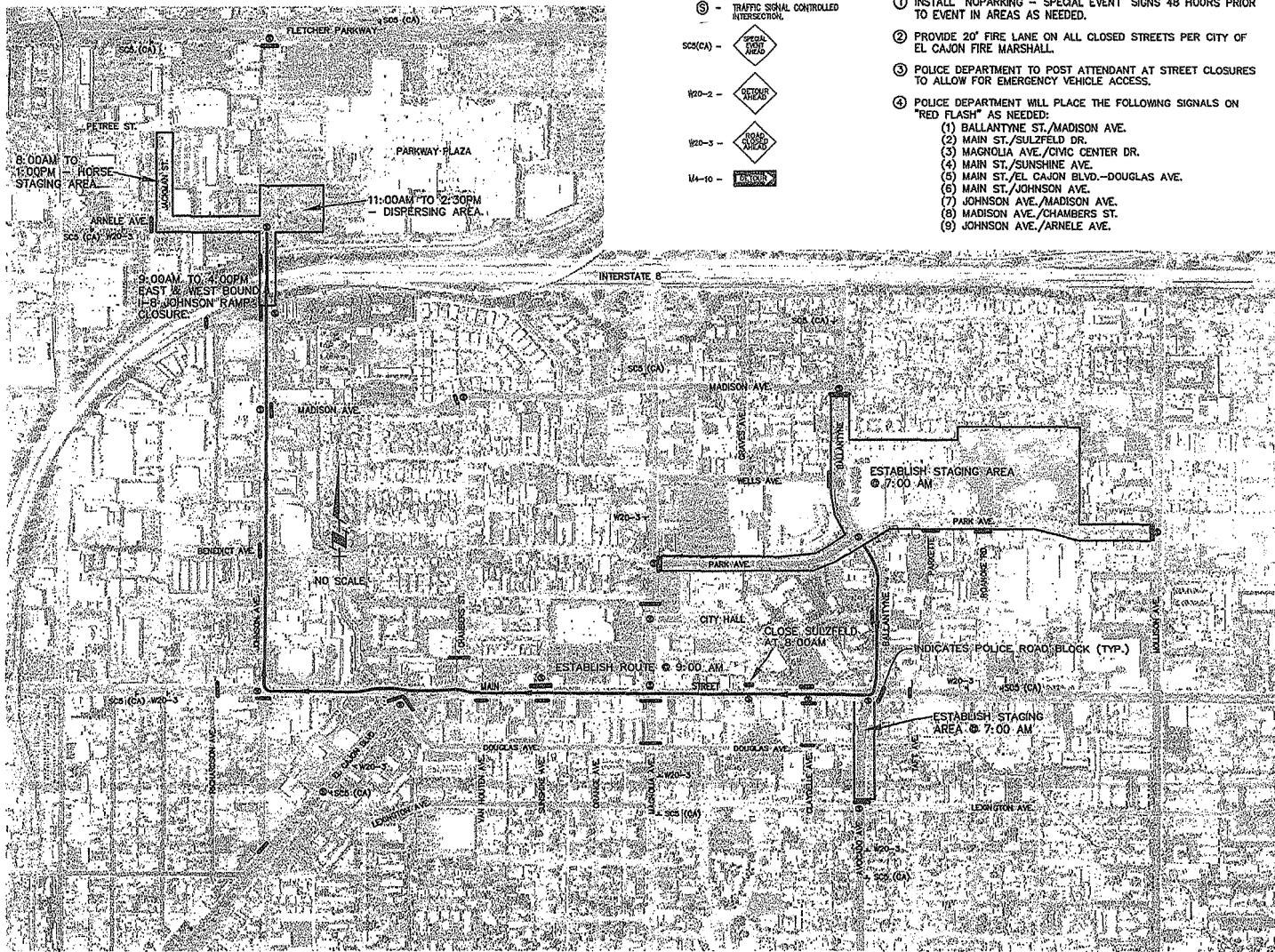


Sara Ramirez
Director of Recreation

APPROVED BY:



Douglas Williford
City Manager

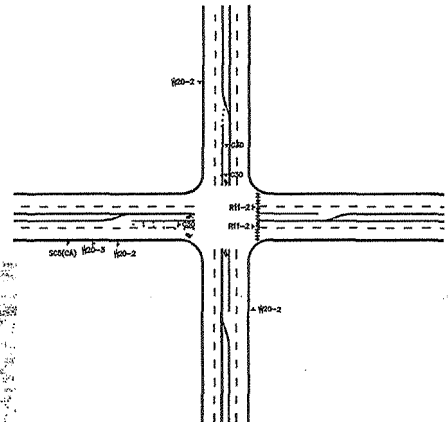


LEGEND

- ⊙ - TRAFFIC SIGNAL CONTROLLED INTERSECTION
- SCS(CA) -
- W20-2 -
- W20-3 -
- M4-10 -

GENERAL NOTES

- ① INSTALL "NOPARKING - SPECIAL EVENT" SIGNS 48 HOURS PRIOR TO EVENT IN AREAS AS NEEDED.
- ② PROVIDE 20' FIRE LANE ON ALL CLOSED STREETS PER CITY OF EL CAJON FIRE MARSHALL.
- ③ POLICE DEPARTMENT TO POST ATTENDANT AT STREET CLOSURES TO ALLOW FOR EMERGENCY VEHICLE ACCESS.
- ④ POLICE DEPARTMENT WILL PLACE THE FOLLOWING SIGNALS ON "RED FLASH" AS NEEDED:
 - (1) BALLANTYNE ST./MADISON AVE.
 - (2) MAIN ST./SULZFELD DR.
 - (3) MAGNOLIA AVE./CIVIC CENTER DR.
 - (4) MAIN ST./SUNSHINE AVE.
 - (5) MAIN ST./EL CAJON BLVD.-DOUGLAS AVE.
 - (6) MAIN ST./JOHNSON AVE.
 - (7) JOHNSON AVE./MADISON AVE.
 - (8) MADISON AVE./CHAMBERS ST.
 - (9) JOHNSON AVE./ARNELE AVE.

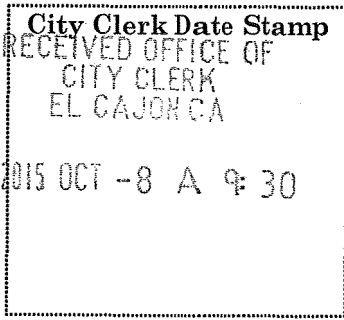


TYPICAL FULL STREET CLOSURE AT INTERSECTION
(PLEASE SEE POLICE DEPARTMENT'S DETAILED MAPS.)



M. Sanchez
10/20/15

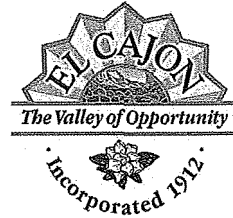
MOTHER GOOSE PARADE MAP
EVENT DATE: NOVEMBER 21, 2015



City of El Cajon Agenda Report

MEETING: Oct. 27, 2015

ITEM NO: 1.6



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

FROM: Dennis Davies, Deputy Director of Public Works

SUBJECT: Subdivision Agreement and Final Map for Tentative Subdivision
Map (TSM) 659, Magnolia Trails, Engineering Job No. 3504

RECOMMENDATION: That the City Council approve the Subdivision Agreement and Final Map for Tentative Subdivision Map (TSM) 659 at 103 East Chase Avenue, south east corner of East Chase Avenue and South Magnolia Avenue.

BACKGROUND: On November 18, 2014, the City Council approved (TSM) 659 for a forty-nine (49) lot subdivision with forty-four (44) single-family homes and a common use area, by Resolution No. 134-14, subject to conditions. The subdivision is located on the south east corner of East Chase Avenue and South Magnolia 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:

Dennis Davies
DEPUTY DIRECTOR
OF PUBLIC WORKS

REVIEWED BY:

Majed Al-Ghafry
ASSISTANT
CITY MANAGER

APPROVED BY:

Douglas Williford
CITY MANAGER

SUBDIVISION AGREEMENT

(Private Improvements)
(Magnolia Trails El Cajon)
(103 E. Chase Ave.)

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 MAGNOLIA TRAILS EL CAJON, LP, a Delaware 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 the Tentative Subdivision Map No. 659 prior to the completion of certain plans and construction of private improvements as described in El Cajon Planning Commission Resolution No. 10781 (the "Improvements"); and

WHEREAS, the City has estimated the cost of said Improvements to be the sum of ONE MILLION EIGHT HUNDRED FIFTY-EIGHT THOUSAND FOUR HUNDRED DOLLARS AND NO CENTS (\$1,858,400.00); 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 659 prior to the completion of the Improvements for said project, Developer hereby covenants and agrees to prepare plans, obtain permits, and install and construct the said Improvements in accordance with the approved plans, and that said Improvements shall be completed within two (2) year(s) 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 preparation of plans for the Improvements, the cost of all permits for construction of the Improvements, and for the construction and installation of the

Improvements. 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. 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. Approval 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.

Date: _____


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

By _____
Bill Wells, Mayor

MAGNOLIA TRAILS EL CAJON, LP,
a Delaware limited partnership

HLOJV GP, LLC, a Delaware limited liability
company, General Partner

HEARTHSTONE LOT OPTION JOINT
VENTURE, LLC, a Delaware limited liability
company, Member Manager

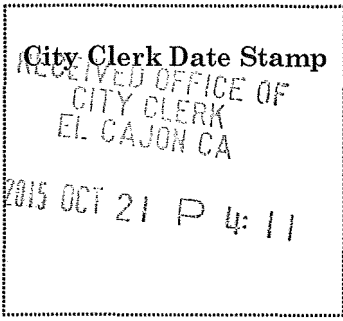
By  _____
Authorized Representative

ATTEST:

By _____
Belinda A. Hawley, CMC, City Clerk

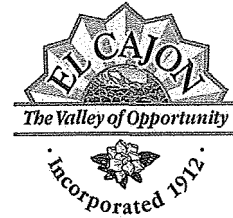
APPROVED AS TO FORM:

By _____
Morgan L. Foley, City Attorney



City of El Cajon Agenda Report

MEETING: Oct 27, 2015
ITEM NO: 1.7



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

FROM: Majed Al-Ghafry, Assistant City Manager

SUBJECT: Approval of Plans and Bid Specifications for Fletcher Hills Pool Renovation Project, IFM3526 / Bid Number 017-16

RECOMMENDATION: That the City Council adopt the next RESOLUTIONS in order to:

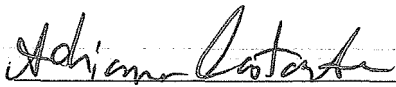
1. Approve Plans and Bid Specifications for the Fletcher Hills Pool Renovation Project, IFM3526/ Bid Number 017-16, and
2. Direct a Notice Inviting Sealed Bids to be opened on December 8, 2015.

BACKGROUND: On February 24, 2015, City Council approved Jeff Katz Architecture to complete the architectural design work for this project. In Fiscal Year 2015-2016, funds in the amount of \$55,000 were allocated for design work for the renovation of Fletcher Hills Pool. The improvements include, but are not limited to, removal of pool plaster and tile, installation of high efficiency LED lighting in the pool and deck, a new skimmer system, concrete decking, energy efficient pump room equipment, plumbing, and the relocation of an existing natural gas line. Additional work to be completed includes a deck drain system in compliance with the City's (NPDES) National Pollution Discharge Elimination System. The plans and specifications for the project are complete and are available for review at the City Clerk's Office.

CEQA: The proposed Fletcher Hills Pool Renovation Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) according to Section 15301 (Class 1) (c) of the CEQA Guidelines. Section 15301 provides an exemption for the maintenance of public facilities.

FISCAL IMPACT: The estimated construction cost for this project is approximately \$780,000. The adopted project budget for Fiscal Year 2015-2016 includes sufficient General Funds and Special Recreation Revenue Funds to cover this construction work.


PREPARED BY:


Adriana Castañeda
SR. MANAGEMENT
ANALYST

REVIEWED BY:


Majed Al-Ghafry
ASSISTANT CITY
MANAGER

APPROVED BY:


Douglas Williford
CITY MANAGER

RESOLUTION NO. -15

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR
FLETCHER HILLS POOL RENOVATION
(Bid No. 017-16 / IFM3526)

WHEREAS, the City Engineer has submitted plans and specifications for the Fletcher Hills Pool Renovation project for removal of pool plaster and tile, installation of high efficiency LED lighting in the pool and deck, installation of a new skimmer system, concrete decking, energy efficient pump room equipment and plumbing to include controls pumps, motors, filters, hot water boiler, sanitary chemical feed system, relocation of existing natural gas line, and installation of a deck drain system in compliance with the City's (NPDES) National Pollution Discharge Elimination System; and

WHEREAS, it appears to be in the best interests of the City of El Cajon that the plans and specifications for said project should be approved.

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

1. That the plans and specifications submitted by the Deputy Director of Public Works for the Fletcher Hills Pool Renovation project are hereby approved and adopted as the official plans and specifications for said project.
2. Said plans and specifications are directed to be filed in the office of the Deputy Director of Public Works of the City of El Cajon.

10/27/15 (Item 1.7)

Bid 017-16 – Fletcher Hills Pool Renovation - apr 101915

RESOLUTION NO. -15

RESOLUTION ORDERING THE WORK AND DIRECTING
PUBLICATION OF NOTICE INVITING BIDS FOR
FLETCHER HILLS POOL RENOVATION
(Bid No. 017-16 / IFM3526)

WHEREAS, plans and specifications have been submitted for the Fletcher Hills Pool Renovation project; and

WHEREAS, it appears to be in the best interests of the City that said work should be ordered to be performed.

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

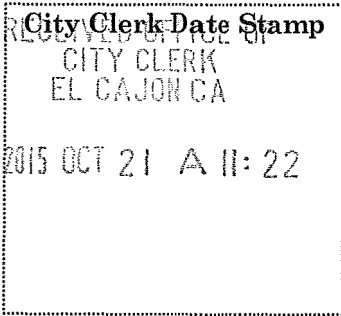
1. That the City Council does hereby order that the Fletcher Hills Pool Renovation project shall be performed.

2. That December 8, 2015, at 2:00 P.M., in the office designated by the Purchasing Agent of the City of El Cajon, 200 Civic Center Way, El Cajon, California, is hereby fixed as the time and place for the opening of bids for said project.

3. The Purchasing Agent of the City of El Cajon is hereby directed to cause a Notice to Bidders to be published in the newspaper, in accordance with the provisions of law.

10/27/15 (Item 1.7)

Bid 017-16 – Fletcher Hills Pool Renovation - apr 101915



City of El Cajon Agenda Report

MEETING: Oct. 27, 2015

ITEM NO: 1.8



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

FROM: Brett Channing, Assistant to the City Manager

SUBJECT: Support of 2016 Miss El Cajon Scholarship Program

RECOMMENDATION: That the City Council designate \$2,500 from the City Council Contingency Budget for the Miss El Cajon Scholarship Program.

BACKGROUND: The Miss El Cajon program has been in existence for 51 years and is going on its 52nd anniversary in 2016. The program helps young women identify their potential, build self-esteem, develop leadership skills, and foster community involvement.

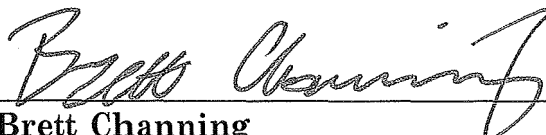
The City has been supportive of the Miss El Cajon Scholarship Program for many years. Prior to its closure, the City provided ECPAC free of charge to Miss El Cajon for their annual events. Since the closure of ECPAC, the City has contributed financially to the program.


Last year, the City donated \$1,500 to the Miss El Cajon program. This year, the organization is requesting for \$2,500 in financial support. The increased request is due to the rising costs of their facility rentals used for the program. This money will assist Miss El Cajon in providing scholarships and betterment workshops to participants.

FISCAL IMPACT: The requested \$2,500 is available in the City Council Contingency Budget (Activity #104000) for contribution to the Miss El Cajon Scholarship Program.

PREPARED BY:

APPROVED BY:


Brett Channing
Assistant to the City Manager


Douglas Williford
City Manager



RECEIVED

SEP 28 2015

CITY MANAGER'S
OFFICE

September 21, 2015

MAYOR BILL WELLS and
HONORABLE CITY COUNCIL MEMBERS
200 Civic Center Way, El Cajon, CA 92020

RE: Donation Support for the Miss El Cajon Scholarship 2016 Program

Dear Mayor Wells and City Council Members:

As you know, our goodwill ambassadors, Miss El Cajon and Miss El Cajon Teen do approximately 300 + hours of community service annually representing the City of El Cajon with integrity and pride.

The Miss El Cajon historic program has been in existence for 51 years; going on our 52nd Anniversary in the year 2016. We have developed many positive changes with the program in the past ten years.

The Miss El Cajon Scholarship Association continues our on-going effort to maintain a standard of excellence in offering life skills and self-improvement workshops while facilitating the professional and personal aspirations of participants for higher education through our scholarships. We help these young women identify their potentials, build self-esteem, and knock down their weaknesses. We have transformed the lives of many young women evidenced by numerous heart-warming letters testifying that the program provided the turning point in their lives. We offer all of this free to participants - no entry fee.

We have grown over the years with the overwhelming support from the community and especially from the City Council. The number of applications we receive each year varies between 100 to 130 with final participation being between 25-40 participants annually. Over the last few years we have simplified the pageant to decrease costs while continuing to provide an exceptional program for everyone involved. However, we are finding that other costs keep rising (ie: insurance, facility rentals for workshops and rehearsals, etc.) while sponsors are slimming down their donations.

For many years the City Council has been very supportive and generous in providing the East County Performing Art Center as in-kind for their co-sponsorship of the city's goodwill ambassadorship program. Due to the fact that ECPAC has gone dark since 2012, we are asking for a monetary sponsorship as we have done so before the in-kind in the amount of \$2,500. This amount will allow us to continue our program in providing scholarships and betterment workshops by covering a portion of our expenses.

I can not say thank you enough on behalf of these young women and the organization for all of your support for the past 13 years. We hope that you are able to continue the support by way of a \$2,500 monetary donation co-sponsorship of our annual program.

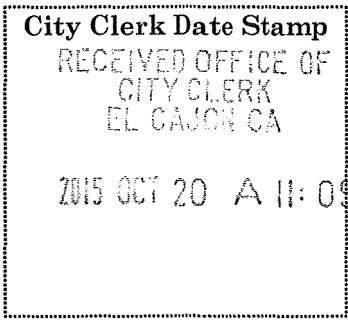
We will continue to mentor our young women in our community with positive experiences and provide self-improvement workshops - which has been the core of our success to-date.

Thank you for your consideration.

Best Regards,

Billie Sangster
Executive Director

Miss El Cajon Scholarship Program/CYE, 172 Ruth Court, El Cajon, CA 92019 – 619-390-0061
misselcajon@cox.net



City of El Cajon Agenda Report

MEETING: 10/27/15

ITEM NO: 1.9



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

FROM: Sara Ramirez, Director of Recreation

SUBJECT: Request from RunEC to Support a Half-Marathon Special Event

RECOMMENDATION: That the City Council support the RunEC nonprofit organization with a \$20,000 donation and in-kind City services for the 2016 St. Patrick's Day Half-Marathon/5K.

BACKGROUND: RunEC is a nonprofit organization developed by participants of the San Diego East County Chamber of Commerce Leadership Program. Its mission is to create a world-class running event to raise funds for other non-profit organizations that serve East County.

The 4th Annual St. Patrick's Day Half-Marathon/5K race will take place in the heart of downtown El Cajon. This special event will include three races that all begin and end in downtown El Cajon: a Half Marathon, a "Main Street 5K" and a "Green Mile" for children/adults. Focusing on family fun during the day and ending with the EC Craft Beer Invitational in the evening, the full event will take place on Saturday, March, 12, 2016.

At the 2015 City supported event, more than 15,000 contestants, volunteers and enthusiasts participated. The event received extensive publicity and media coverage. RunEC is anticipating that the event will be even bigger in 2016.

Traditionally, the City Council has supported special events that provide a community-wide benefit to the residents of El Cajon, while also providing economic benefits to the local businesses. The City of El Cajon supported the RunEC event in 2015 with a \$20,000 donation and in-kind services.

FISCAL IMPACT: If approved by the City Council, the \$20,000 donation will come from the Community Services and Events Budget (Activity #103000). No additional appropriation is necessary to provide the in-kind support of City services. This expense will be absorbed within the respective departmental budgets.

PREPARED BY:

Sara Ramirez
Director of Recreation

APPROVED BY:

Douglas Williford
City Manager

RunEC

October 12, 2015

The Mayor and City Council
City of El Cajon
200 Civic Center Way
El Cajon, California 92020

To the Mayor and Council of the City of El Cajon,

As you know, RunEC's St. Patrick's Day Half Marathon and 5k last year was a resounding success, largely in thanks to your support as Title Sponsor. More than 15,000 participants, volunteers and supporters turned out for the day's races and following festivities, and approximately \$20,000 was raised to support local charities. Equally important, more than \$250,000 was spent directly in El Cajon, plus the indirect spending that participants made in local purchase of food and fun.

This event continues to fulfill our mission as a nonprofit 501(c)3 organization: to create world-class running events that raise funds to support organizations that help the neediest in East County. In the process, RunEC enhances the City of El Cajon's brand image, attracts new visitors and encourages healthy lifestyles. The concept for RunEC was sparked and created by members of the San Diego East County Chamber of Commerce, which continues to be an active supporter.

We hope the City of El Cajon will continue its support of our upcoming event on Saturday, March 12, 2016, including some special enhancements:

- A full event day on Saturday, focusing on family fun during the day and ending with the EC Craft Beer Invitational on Saturday night, sponsored by the San Diego Craft Beer Guild.
- A partnership with *Cajon Valley Union Schools* and Olympic Contender *Natasha LaBeard Anzures* that's expected to attract 10,000 kids and their families.

Of course, as Title Sponsor, your branding would continue to dominate all of our promotional and event materials. You'll notice that the El Cajon arch and sun are a dominant feature of our Finish Line, medals, T-shirts, flyers and much more.

More than ever, we need your ongoing support as Title Sponsor if we're going to permanently establish our community's race on the map, going-forward, for runners all throughout the greater San Diego area – and beyond. I have attached sponsorship information for your review, but we are specifically requesting to maintain the 2015 support of \$20,000 plus in-kind assistance. We believe the return on investment to El Cajon will again be significant in 2016 and for many years to come.

Best regards,



Michael Stowers

RunEC Foundation
c/o California Bank and Trust, Odie Goward
5500 Grossmont Center Drive
La Mesa, California 92021

Tax ID 45-5217954
www.runeastcounty.com

ST. PATRICK'S DAY half marathon



Half Marathon | Main Street 5k | Green Mile | Tribes & Clans Competition

EC Craft Beer Invitational

Sponsorship Opportunities

Visit www.StPatricksDayHalf.com or contact Meredith Stowers at 619-520-1018 or meredith@mungerstowers.com

ST. PATRICK'S DAY half marathon

The Ultimate **St. Patrick's Day Half Marathon** and Weekend for Competitive Runners and the Community!

Saturday, March 12, 2016



- USA T&F-certified Competitive Half Marathon & Main Street 5k
- The Green Mile – for smaller children and adults with developmental disabilities
- Tribes & Clans Competition **and Kids' Tribes & Clans Competition**
- **St. Patrick's Day Weekend Festival & Expo in Downtown El Cajon**
- EC Craft Beer Invitational
- **Finish Line Festival including live entertainment, kids' activities and more**

We're Growing!

2013	2014	2015	2016 Goal
1,400 registered runners 4,000 total participants 200 Volunteers 10 vendors	2,000 registered runners 6,000-8,000 total participants 550 Volunteers Tribes & Clans Competition launch BeerFest 31 Vendors	2,100 registered competitors 48 Elite runners 2,000 beer drinkers 10,000 total participants 500 Volunteers EC Craft Beer Invitational launch 30 Vendors Major Partners: -Cajon Valley School District -US Police & Fire Championships	3,500 registered participants 50 Elite runners 3,000 beer drinkers 15,000 total participants 600 Volunteers EC Craft Beer Invitational 40 Vendors Major Partners: -Cajon Valley School District -US Police & Fire Championships - USA Track & Field? - Who's next?

Who Do We Help?

Visit www.StPatricksDayHalf.com or contact Meredith Stowers at 619-520-1018 or meredith@mungerstowers.com

ST. PATRICK'S DAY half marathon

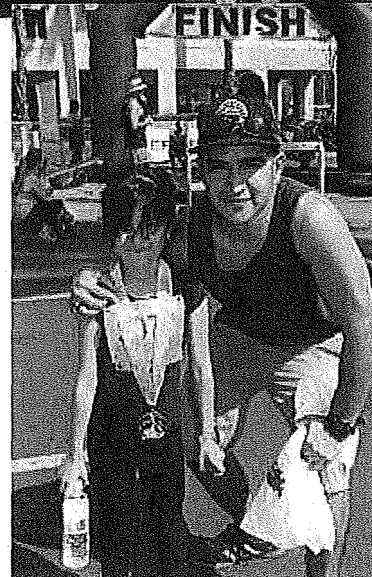
Net proceeds of the race are designated to benefit the East County Chamber of Commerce and local nonprofit organizations, specifically **St. Madeleine Sophie's Center**, Partnerships with Industry and Noah Homes. In 2015, nearly \$30,000 was donated in total.

Our Mission:

The St. Patrick's Day Half Marathon is organized by the all-volunteer RunEC Foundation, a nonprofit 501(c) organization. Our Mission is to create world-class running events that promote and raise funds

to support organizations that serve the neediest in East County. In the process, the RunEC Foundation enhances East County's brand image, attracts new visitors and encourages healthy lifestyles. The concept for RunEC was sparked at and created by members of the San Diego East County Chamber of Commerce, which continues to be a supporter.

2016 Charities We Support



ST. PATRICK'S DAY half marathon

The Green Mile



Kids and adults with developmental disabilities get their opportunity to save the Earth by chasing the Leprechaun with Pot of Gold down a one mile track. Every runner receives a medal, T-shirt and goody bag, and the course starts and finishes under the **half marathon track (with the big finish line)**. It's a healthy way for everyone to win! The race is part of our St. Patrick's Day events held on Saturday, March 16, 2015, in Downtown El Cajon. Net proceeds of the race benefit **St. Madeleine Sophie's Center, Partnerships with Industry, and Noah Homes.**

RunEC is partnering with the Cajon Valley School District to train kids in 27 schools to compete. Training and fun begins October 2015 **and ends with winners' ceremonies in April.**

Opportunities for sponsorship	Title Sponsor (\$10,000)	Secondary Sponsor (\$5,000)
Your logo on promotional flyers and banners in schools (October –March)	X	
Your logo on the start/finish line	X	
Your logo in banners across Finish Line Festival	X	X
Your banners in the Finish Line Festival Area	4	2
Items in goody bags	X	X
Event booth	X	X
Free registration in events	8	5

Visit www.StPatricksDayHalf.com or contact Meredith Stowers at 619-520-1018 or meredith@mungerstowers.com

ST. PATRICK'S DAY half marathon

Statistics

Demographics

Age Breakdown

18 & under.....	13%
19-29	19%
30-39	29.5%
40-49	22%
50-59	12%
60 & over	4.5%

Where Residing

In East County.....	44%
Other areas of San Diego County.....	46%
Southern California	6%
Out-of-State	3%
Out-of-Country	1%

Number of people in each athletic event

Half Marathon.....	900
5k.....	1,200
Green Mile.....	300
Tribes & Clans Competition (first year).....	69

Beer Drinkers: More than 2,000

Gender

Female.....	56%
Male	44%

Total Estimated Participation by City of El Cajon Police Department: 10,000

The Perfect Demographic:

Male & Female, Educated Athletic, Affluent!

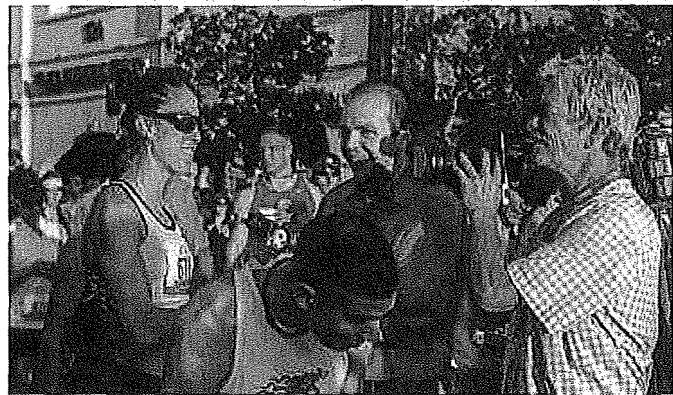
SEX:	Male	47%
	Female	53%

AGE:	Under 20	5%
	20 to 29	32%
	30 to 39	35%
	40 to 49	23%
	50 and Over	5%

INCOME:	Over \$60,000	30%
	Over \$40,000	46%
	Over \$30,000	73%

EDUCATION:	Post Graduate Degree	26%
	College Graduate	59%
	Some College	94%

SOURCE: Kathy Loper Events



Olympic contender Natasha LaBeard Anzures was among the 48 Elite runners competing in the St. Patrick's Day Half Marathon.



ST. PATRICK'S DAY half marathon

Sponsorship Levels at a Glance

The RunEC Foundation prides itself on tailoring sponsorship opportunities that fit your needs and goals, **but here's a general outline.**

	Title Sponsor	Presenting Sponsor	Major Sponsor	Secondary Event Sponsor	Hotel Sponsor	Contributing Sponsor	Mile Marker*	Event Booth
Company logo on advertising, posters and promotional materials	X Top position	X						
Company logo on T-shirts	X	X						
Company logo on Medals	X							
Company banner over the Registration area at Start	X	X	X					
Booth at Start/Finish Line (Sat & Sun)	X	X	X	X	X	X	X	X
Company banner displayed at Finish Line Festival. <i>Company to provide banner.</i>	6	5	4	2	1	1		
Company banner displayed on course	2	2	1	1				
Company logo on mile markers on the course.							X	
Information broadcast via public address system before, during and after event.	X	X	X	X	X			
Entry into the event with special entry fee for employees.	15	10	8	5	2	1		
Your promotional item placed in participant 'goodie' bags.	X	X	X	X	X	X		
Website banner ads, promotion & social media posts (by priority)	X	X	X	X	X			
Web site sponsor list with links	X	X	X	X	X	X	X	
Right to first negotiation for 2015 event.	X	X	X					
Event Exclusivity	X							



Sponsor Contract

Name of Company: _____

Street Address: _____

City: _____

Contact Person: _____

Day Phone: _____ Mobile: _____

Email: _____ Federal Tax ID: _____

Value of Sponsorship:

- | | | | |
|---------------------------|----------|-------------------------|----------|
| 1. Cash: | \$ _____ | 3. Media (retail value) | \$ _____ |
| 2. Gifts-in-kind (retail) | \$ _____ | 4. TOTAL CONTRIBUTION | \$ _____ |

Date when payment is expected (no later than March 1, 2015): _____

Sponsor Name: _____

(Print name exactly as it should appear on all printed materials)

Terms & Conditions:

1. Failure to pay any portion of your sponsorship on or before the date due as indicated on this contract or any invoice sent by the RunEC Foundation shall result in a forfeiture of your sponsorship.
2. Sponsors are entitled to the rights and benefits associated with the sponsorship level chosen. RunEC Foundation and its agents reserve the right to make non-material modifications to those benefits if necessary.
3. Certain sponsorship benefits require information or input from sponsor. Failure to provide information or input by the dates requested may result in a forfeiture of the associated benefits.
4. The RunEC Foundation has the right, upon request, to require sponsor to provide and independent appraisal of the value of certain in-kind donations prior to acceptance of such donations as credit toward sponsor's contribution.
5. The RunEC Foundation, its agents and partners are not responsible for damages that result from delays or postponements of the event due to circumstances beyond their control.
6. The RunEC Foundation reserves the right in sole and absolute discretion to refuse a sponsorship from anyone or any organization that it believes is not in alignment with our core mission, vision and values.

(Signature of Authorized Representative)

(Date)

Check one:

Payment Enclosed – make check payable to the RunEC Foundation.

Please invoice us for the sponsorship amount due.

Instructions: Please complete and sign this agreement, and send it and the payment to either meredith@mungerstowers.com or The Run EC Foundation - 15068 Creek Hills Road, El Cajon, CA 92021

For questions regarding sponsorship, or to send materials for print promotion (logos, photos, etc.), please contact Meredith Stowers at (619) 520-1018 or meredith@mungerstowers.com.

Thank you! Your support is sincerely appreciated!

City Clerk Date Stamp
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City of El Cajon Agenda Report

MEETING: 10/27/15

ITEM NO: 1.10



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

FROM: Nahid Razi, Purchasing Agent

SUBJECT: Award of Bid No. 016-16, Installation of Street Lights (LED Retrofit Program)

RECOMMENDATION: That the City Council:

- 1) Consent to withdrawal of Traffic Development Services, Inc.'s bid submission.
- 2) Find that the bid of the first low bidder, Siemens Industry, Inc., is non-responsive for failure to sign the bidder's bond.
- 3) Based on the above, adopt the next resolution in order awarding the bid to the lowest responsive, responsible bidder, CTE, Inc., in the amount of \$91,400.40.

BACKGROUND: On September 8, 2015, City Council approved a project to retrofit 1,352 high-pressure sodium (HPS) street lights with energy-efficient LED street lights within the City's Community Development Block Grant (CDBG) designated areas. Forty-seven prospective bidders obtained bid packages and seven responses were received and opened at 2:00 p.m., on October 1, 2015.

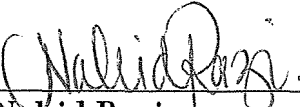
In accordance with the "Standard Specifications for Public Works Construction" (Green Book), each bid bond shall be signed by both the bidder and the surety. The bid bond submitted by Siemens Industry, Inc. was not signed by the bidder, and is, therefore, non-responsive to the bid specifications.

On October 6, 2015, Traffic Development Services, Inc. submitted a written request to withdraw their bid, citing an error in submitting a completed Bid Form. Staff determined this request was timely and with merit. The grounds for relief have been established; therefore, it is recommended that the bidder, Traffic Development Services, Inc., be relieved from the bid.

Purchasing, in concurrence with the Assistant City Manager, recommends award of the bid to the lowest responsive, responsible bidder, CTE, Inc., in the amount of \$91,400.40. The lowest bid is 23% above the engineer's estimate of \$74,360.00. The summary of bids is attached and complete proposals are on file in Purchasing.

FISCAL IMPACT: Sufficient funds are available for this project in Activity/Account #550000-9065-PW3541 – Community Development Block Grant (CDBG) funds.

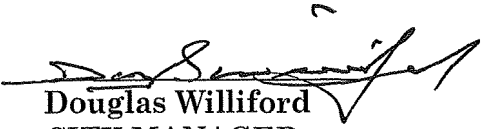
PREPARED BY:


Nahid Razi
PURCHASING AGENT

REVIEWED BY:


Majed Al-Ghafry
ASSISTANT
CITY MANAGER

APPROVED BY:


Douglas Williford
CITY MANAGER

BID SUMMARY - BID NO. 016-16

BIDDER

TOTAL BID AMOUNT

CTE, Inc. (El Cajon, CA)	\$91,400.40*
HMS Construction (Vista, CA)	\$96,959.94
Global Power Group, Inc. (Lakeside, CA)	\$106,933.26
Sierra Pacific Electrical (Riverside, CA)	\$151,253.34
PAR Electrical Contractors, Inc. (Escondido, CA)	\$169,989.12
Traffic Development Services, Inc. (Moorpark, CA)	\$0.00**
Siemens Industry, Inc. (El Cajon, CA)	Non-responsive

*** RECOMMEND AWARD**

**** REQUEST TO WITHDRAW BID**

ENGINEER'S ESTIMATE

\$74,360.00

RESOLUTION NO. -15

RESOLUTION AWARDING BID FOR
INSTALLATION OF STREET LIGHTS (LED RETROFIT PROGRAM)
(Bid No. 016-16 / Job No. PW3541)

WHEREAS, on September 8, 2015, the City Council approved the project for Installation of Street Lights (LED Retrofit Program) in the City of El Cajon, to retrofit 1,352 high-pressure sodium (HPS) street lights with energy-efficient LED street lights; and

WHEREAS, forty-seven (47) prospective bidders obtained bid packages, and seven (7) responses to the Invitation to Bid for Installation of Street Lights (LED Retrofit Program) were received and publicly opened at 2:00 p.m. on October 1, 2015; and

WHEREAS, the bid bond submitted by Siemens Industry, Inc. was not signed by the bidder, and is, therefore, non-responsive to the bid specifications; and

WHEREAS, on October 6, 2015, Traffic Development Services, Inc. submitted a written request to withdraw their bid, citing an error in submitting a completed Bid Form; and

WHEREAS, City staff has reviewed the request from Traffic Development Services, Inc., and has determined the request was timely, the grounds for relief have been established, and is merited; and based on the foregoing City Staff recommends that the bidder, Traffic Development Services, Inc., should be relieved from its bid; and

WHEREAS, Purchasing, in concurrence with the Assistant City Manager, recommends award of the bid to the lowest 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 hereby finds that the request for relief of bid from Traffic Development Services, Inc., was timely, the grounds for relief have been established, and the request is hereby approved.

2. The City Council hereby finds the first low bidder, Siemens Industry, Inc., is non-responsive for failing to sign the bidder's bond.

(Continued on Page 2)

3. The City Council does hereby reject all other bids and proposals except that herein mentioned, and awards the bid for Installation of Street Lights (LED Retrofit Program) to:

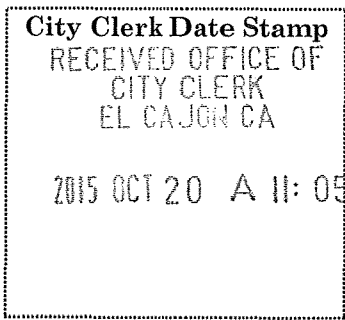
CITE, Inc.

in the amount of \$91,400.00.

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

10/27/15 (Item 1.10)

Bid 016-16 – Installation of Street Lights (LED Retrofit Prog) (CTE, Inc) awd 101515



City of El Cajon Agenda Report

MEETING: 10/27/15

ITEM NO: 1.11



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

FROM: Nahid Razi, Purchasing Agent

SUBJECT: Purchase of Factory Loaded Ammunition

RECOMMENDATION: That the City Council authorize the Purchasing Agent to waive the bidding requirements in accordance with Municipal Code 3.20.010.C.1A, and execute a purchase agreement with Dooley Enterprises, Inc. for the purchase of factory loaded ammunition in the amount of \$96,568.26.

BACKGROUND: The Chief of Police has submitted the attached memorandum dated October 7, 2015, with sole source justification to purchase the specified ammunition from Dooley Enterprises, Inc. due to bullet performance, configuration performance, reputation, and availability.

The sole source request from the Chief of Police has been reviewed and Purchasing has confirmed that Dooley Enterprises, Inc. is the exclusive Winchester Law Enforcement Distributor for Southern California.

As a result, this purchase is recommended as an exception to the City's competitive bidding requirement pursuant to Municipal Code 3.20.010.C(1)(a), finding that: "The bidding procedures of this chapter may be waived, and an open market purchase pursuant to Section 3.20.110 of this chapter may be authorized when the commodity or service can be obtained from only one source." Purchasing, in concurrence with the Chief of Police, recommends this purchase be made from Dooley Enterprises, Inc., as being in the best interest of the City.

FISCAL IMPACT: Sufficient funds are available for this purchase in Activity/Account #130120-8160 (Police-Inspection, Training, and Personnel) and #130230-8160 (Police-Ancillary and Auxiliary Units.)

PREPARED BY:

Nahid Razi
PURCHASING AGENT

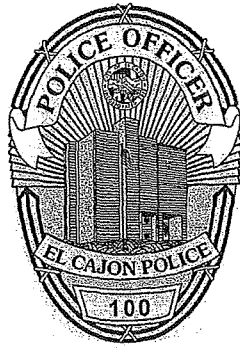
REVIEWED BY:

Jim Redman
CHIEF OF POLICE

APPROVED BY:

Douglas Williford
CITY MANAGER

CITY OF EL CAJON



POLICE DEPARTMENT

MEMORANDUM

DATE: October 7, 2015
TO: Nahid Razi, Purchasing Manager
FROM: Jim Redman, Chief of Police
SUBJECT: Duty Ammunition Sole Source Request – Req #299569

In conjunction with Requisition #299567, the police department would like to request procurement of Winchester ammunition in FY2015-16 be sole sourced to Dooley Enterprises.

The police department has a dedicated Range Master/Armorer who is responsible for continuously reviewing and specifying ammunition for use by department personnel while on duty. There are several critical factors used in determining department authorized and provided ammunition, including how the ammunition functions in the weapon, bullet performance, (e.g. muzzle velocity, energy, etc.,) how the weapon modifications, (such as armoring and other accessories,) effect bullet performance, and any recalls or issues that are reported concerning ammunition that might affect the department. The Armorer reviews published ballistic tables of various types of ammunition, which are made available to law enforcement agencies. This bullet performance data is then considered in conjunction with testing and evaluation with the firearms that are in department approved configurations, to ensure the ammunition performs at the level required of a law enforcement agency where there is no margin for error.

Although there are many companies that sell ammunition, the police department elects to consider five (5) sources that have a long-standing reputation as providers of reliable ammunition (in function, testing procedures and result reporting). Utilizing ammunition from a reputable company reduces liability for the department and increases safety for officers by minimizing the likelihood of misfires and other ammunition failures. The five companies currently considered are Winchester, Federal, Remington, Black Hills and Hornady.

Based on reviewing the ballistics performance of the five manufacturers, it was determined by the department's range master, Winchester ammunition will provide the best and most reliable performance based on the department's configuration of its weapons. (The range master has specified Hornady ammo for some SWAT weapons.) In addition to the ballistics data and testing and evaluation that is done for determination of department-approved ammunition, availability is also a critical factor. Three years ago the department began experiencing significant delays in receiving ammunition that was ordered due to a surge in demand for ammo by the general population. The constricted ammunition market continues, lead times are estimated at 3-6 months. (Experience has shown there are often delays beyond what is initially promised). In order to ensure the police department has timely access to required ammunition for training and duty use, it is critical that the selected supplier be able to supply the annual order within three months of order placement, and maintain an adequate inventory supply on hand for immediate purchase if necessary.

The only ammunition and vendor that satisfies all of these ballistic performance, configuration performance, reputation and availability criteria is Winchester which is sole sourced through Dooley Enterprises, (see attached sole source letter from Dooley). Based on the totality of factors considered and laid out above, the police department requests that the ammunition ordered in Req #299569 be purchased on a sole source basis from Dooley Enterprises.

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City of El Cajon Agenda Report

MEETING: 10/27/15

ITEM NO: 1.12



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

FROM: Brett Channing, Assistant to the City Manager

SUBJECT: TRAVEL EXPENSES TO ATTEND THE LEAGUE OF CALIFORNIA
CITIES ANNUAL CONFERENCE - BALES

RECOMMENDATION: That the City Council review and approve the attached Claim for Advance/Reimbursement of Travel Expense form for Councilmember Star Bales submitted in accordance with City Council Policy G-1.

BACKGROUND:

September 30 through October 2, 2015, Councilmember Star Bales attended the League of California Cities Annual Conference held this year in San Jose. Councilmembers participate in League events to represent the interests of the City of El Cajon on matters affecting the City and the region.

FISCAL IMPACT:

The total cost of \$1,404.92 is included in the Fiscal Year 2015-16 Budget. Conference registration and travel expenses were paid in advance by City Credit Card.

PREPARED BY:


Brett Channing

ASSISTANT TO CITY MANAGER

APPROVED BY:


Douglas Williford

CITY MANAGER

**CITY OF EL CAJON, CALIFORNIA
CLAIM FOR REIMBURSEMENT OF TRAVEL EXPENSE**

Employee Name: Star Bales	Position: Councilmember	Department: Mayor & Council	Date of Claim: 10/7/2015
Purpose of Trip: League of California Cities		Authorized By - Date:	

Method of Transportation	Depart From			Arrive At		
	Name of City	Date	Time	Name of City	Date	Time
Air	San Diego	9/30/2015	9:50 AM	San Jose	9/30/2015	11:10 AM
Air	San Jose	10/2/2015	12:45 PM	San Diego	10/2/2015	2:05 PM

EXPENSE REPORT ATTACH ALL RECEIPTS TO THIS FORM FOR EXPENDITURES REPORTED

Item Description	Day 1 9/30/15	Day 2 10/2/15	Day 3 xx/xx/xx	Day 4 xx/xx/xx	Day 5 xx/xx/xx	Day 6 xx/xx/xx	Day 7 xx/xx/xx	Total Expense	Prepaid / Reimb / Inv
1. Meals								\$0.00	
2. Lodging	\$222.46	\$222.46						\$444.92	R
3. Fare (Air, etc.)	\$435.00							\$435.00	P
4. Taxi, Limo, Bus		\$25.00						\$25.00	R
5. Telephone								\$0.00	
6. Auto Expense								\$0.00	
7. Registration	\$500.00							\$500.00	P
8. Airport Shuttle								\$0.00	
9. Personal Mileage								\$0.00	
10.								\$0.00	
Totals	\$1,157.46	\$247.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,404.92	

Items 6 through 10 require an explanation below.

TOTAL ALLOWABLE EXPENSES ABOVE

Item # & Co.	Explanation / Description	Traveler's Reconciliation	
#2. San Jose Marriott	Lodging for League of CA Cities Conference	Total Allowable Expenses	\$1,404.92
#3. Southwest Air	Airfare & Early Checkin for LCC Conference	Adv/Prepaid/Invoiced Expenses	-\$935.00
#7. League of CA Cities	Annual Conference Registration	Balance Due to (City)/Employee	\$469.92

THE UNDERSIGNED STATES, UNDER PENALTY OF PERJURY, THAT THE ABOVE CLAIM IS TRUE AND CORRECT:

Account Number	Amount
101000-8594	\$469.92

APPROVAL OF DEPARTMENT HEAD:

APPROVAL OF DIRECTOR OF FINANCE:



GUEST FOLIO

SAN JOSE MARRIOTT

622 BALES/STAR 94.50 10/02/15 11:16 15255 3822
 ROOM NAME RATE DEPART TIME ACCT# GROUP
 GD EL CAJON 09/30/15 12:43
 TYPE ARRIVE TIME
 17 200 CIVIC CENTER WAY
 ROOM EL CAJON CA VSXXXXXXXXXXXX9661
 CLERK 92020 PAYMENT MRW#:
 ADDRESS

DATE	REFERENCE	CHARGES	CREDITS	BALANCE DUE
09/30	ROOM GP 622, 1	94.50		
09/30	OCC TAX 622, 1	9.45		
09/30	TBID CTA 622, 1	3.50		
09/30	CCFD TAX 622, 1	3.78		
10/01	ROOM GP 622, 1	94.50		
10/01	OCC TAX 622, 1	9.45		
10/01	TBID CTA 622, 1	3.50		
10/01	CCFD TAX 622, 1	3.78		
09/30	ROOM GP GL 15256	94.50		
	FROM: BALES/GE			
09/30	OCC TAX GL 15256	9.45		
	FROM: BALES/GE			
09/30	TBID CTA GL 15256	3.50		
	FROM: BALES/GE			
09/30	CCFD TAX GL 15256	3.78		
	FROM: BALES/GE			
10/01	ROOM GP GL 15256	94.50		
	FROM: BALES/GE			
10/01	OCC TAX GL 15256	9.45		
	FROM: BALES/GE			
10/01	TBID CTA GL 15256	3.50		
	FROM: BALES/GE			
10/01	CCFD TAX GL 15256	3.78		
	FROM: BALES/GE			
10/02	BLT WTER WATER	4.00		
10/02	CCARD-VS		448.92	
	PAYMENT RECEIVED BY: VISA		XXXXXXXXXXXX9661	

.00

AS REQUESTED, A FINAL COPY OF YOUR BILL WILL BE EMAILED TO:
 TBUSSEY@CITYOFELCAJON.US
 SEE "INTERNET PRIVACY STATEMENT" ON MARRIOTT.COM



SAN JOSE MARRIOTT
 301 S MARKET STREET
 SAN JOSE, CA 95113
 408-280-1300

This statement is your only receipt. You have agreed to pay in cash or by approved personal check or to authorize us to charge your credit card for all amounts charged to you. The amount shown in the credits column opposite any credit card entry in the reference column above will be charged to the credit card number set forth above. (The credit card company will bill in the usual manner.) If for any reason the credit card company does not make payment on this account, you will owe us such amount. If you are direct billed, in the event payment is not made within 25 days after check-out, you will owe us interest from the check-out date on any unpaid amount at the rate of 1.5% per month (ANNUAL RATE 18%), or the maximum allowed by law, plus the reasonable cost of collection, including attorney fees.

Signature X _____


Teresa Bussey - Your Sep 30, 2015 - Oct 2, 2015 stay at the San Jose Marriott

From: Thanks for staying! <efolio@marriott.com>
To: <TBUSSEY@CITYOFELCAJON.US>
Date: 10/10/2015 1:55 AM
Subject: Your Sep 30, 2015 - Oct 2, 2015 stay at the San Jose Marriott
Attachments: Part.001

Thank you for choosing the San Jose Marriott for your recent stay.

As requested, below is a billing summary or adjustment for your stay. **If you have questions about your bill**, please contact us at (408) 280-1300 or SJCSJAccounting@marriott.com.

Make another reservation on Marriott.com >>



Marriott Rewards members may receive this email automatically after every stay.

Join Marriott Rewards today >>

Summary of Your Stay

Hotel: San Jose Marriott
 301 South Market Street
 San Jose, California 95113
 USA
 (408) 280-1300

Guest: BALES/STAR
 EL CAJON
 200 CIVIC CENTER WAY
 EL CAJON, CA 92020
 USA

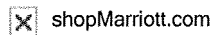
Dates of stay: Sep 30, 2015 - Oct 02, 2015
Guest number: 15255
Marriott Rewards number: None

Room number: 622
Group number: 3822

Date	Description	Reference	Charges	Credits
09/30/15	ROOM GP	622, 1	94.50	
09/30/15	OCC TAX	622, 1	9.45	
09/30/15	TBID CTA	622, 1	3.50	
09/30/15	CCFD TAX	622, 1	3.78	
09/30/15	ROOM GP	GL 15256	94.50	
09/30/15	OCC TAX	GL 15256	9.45	
09/30/15	TBID CTA	GL 15256	3.50	
09/30/15	CCFD TAX	GL 15256	3.78	
10/01/15	ROOM GP	622, 1	94.50	
10/01/15	OCC TAX	622, 1	9.45	
10/01/15	TBID CTA	622, 1	3.50	
10/01/15	CCFD TAX	622, 1	3.78	
10/01/15	ROOM GP	GL 15256	94.50	
10/01/15	OCC TAX	GL 15256	9.45	

10/01/15	TBID CTA	GL 15256	3.50	
10/01/15	CCFD TAX	GL 15256	3.78	
10/02/15	BLT WTER	WATER	4.00	
10/02/15	Payment - Visa XXXXXXXXXXXX9661			0.00
10/02/15	Payment - Visa XXXXXXXXXXXX9661			448.92
Total balance				0.00 USD

Treat yourself to the comfort of Marriott Hotels in your home.



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Do Not Reply to this Email

-This email is an auto-generated message. Replies to automated messages are not monitored. If you have any questions please contact the hotel directly at (408) 280-1300.

Why Have I Received this Email?

You have received this email because you requested during your stay to receive an electronic version of your bill by email.

Availability

Electronic versions of your hotel bill, available by email from our over 2,300 participating properties in the Marriott family of hotels in the USA and Canada, are emailed to you within 72 hours of check-out. These email messages reflect changes made to your bill up to 11pm on your day of departure. Any adjustments after that time may not be shown.

If you have received this email in error, please notify us.

Learn more about eFolio, receiving your hotel bills by email.

Authenticity of Bills

Marriott retains official records of all charges and credits to your account and will honor only those records.

Privacy

Your privacy is important to Marriott. For full details of our privacy policy, please visit our Privacy Statement.

Credit of Marriott Rewards Points

After a stay, it may take up to 7 days for Marriott Rewards points to be credited to your account.

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Thank you for your purchase!

San Diego, CA - SAN to San Jose, CA - SJC

Air	
Confirmation #HNZYBP	
San Diego, CA - SAN to San Jose, CA - SJC	
Wednesday, September 30, 2015 - Friday, October 2, 2015	
✓	EarlyBird Check-In Purchased
Air Total: \$435.00	

Amount Paid
\$435.00

Trip Total
\$435.00

SEP 30

WED

09/30/15 - San Jose

AIR

San Diego, CA - SAN to San Jose, CA - SJC
09/30/2015 - 10/02/2015

Confirmation #
HNZYBP

Adult Passenger(s)
INTSAR BALES

Rapid Rewards #
Add Rapid Rewards Number

Subscribe to Flight Status Messaging

Travel Date	Flight Segments			Flight Summary
DEPART SEP 30 WED	09:50 AM	Depart San Diego, CA (SAN) on Southwest Airlines	Flight #508 <small>Southwest</small>	Wednesday, September 30, 2015
	11:10 AM	Arrive in San Jose, CA (SJC)	 WiFi available	Travel Time 1 h 20 m (Nonstop) Wanna Get Away
RETURN OCT 2 FRI	12:45 PM	Depart San Jose, CA (SJC) on Southwest Airlines	Flight #292 <small>Southwest</small>	Friday, October 2, 2015
	02:05 PM	Arrive in San Diego, CA (SAN)	 WiFi available	Travel Time 1 h 20 m (Nonstop) Wanna Get Away

What you need to know to travel:

Check-in: Be sure to arrive at the departure gate with your boarding pass at least 10 minutes before your scheduled departure time. Otherwise, your reserved space may be cancelled and you won't be eligible for denied booking compensation.

No Show Policy: If you are not planning to travel on any portion of this itinerary, please cancel your reservation at least 10 minutes prior to scheduled departure of the flight. For tickets purchased on or after

May 10, 2013 and travel beginning September 13, 2013, Customers who fail to cancel reservations for a Wanna Get Away or DING! fare segment at least ten (10) minutes prior to travel and who do not board the flight will be considered a no show, and all remaining, unused funds on this reservation will be forfeited, including Business Select and Anytime funds.

PRICE: ADULT

Trip	Routing	Fare Type View Fare Rules	Fare Details	Quantity	Total
Depart	SAN-SJC	Wanna Get Away Excellent Value	<ul style="list-style-type: none"> No Change Fees (applicable fare difference applies) Reusable Funds (nontransferable - no name changes allowed) Nonrefundable unless purchased with Points 	1	\$198.00
Return	SJC-SAN	Wanna Get Away Excellent Value	<ul style="list-style-type: none"> No Change Fees (applicable fare difference applies) Reusable Funds (nontransferable - no name changes allowed) Nonrefundable unless purchased with Points 	1	\$212.00

Enroll in Rapid Rewards and earn at least 2131 Points for this trip. Already a Member? Log in to ensure you are getting the points you deserve.

Subtotal **\$410.00**
Fare Breakdown

Carry-on Items: 1 bag + 1 small personal item are free, see full details.
Checked Items: First and second bags are free, size and weight limits apply.

Bag Charge \$0.00

EARLYBIRD CHECK-IN PRICING

Option	Passenger	Price	Quantity	Details	Receipt #	Total
EarlyBird Check-In	INTSAR BALES	\$12.50	1	SAN-SJC	5260674833154	\$12.50
EarlyBird Check-In	INTSAR BALES	\$12.50	1	SJC-SAN	5260674833155	\$12.50
Subtotal						\$25.00

Air Total:
\$435.00

Gov't taxes & fees now included

Purchaser Name Douglas Williford

Billing Address 200 Civic Center Way
El Cajon, CA US 92020

Form of Payment**Amount Applied**

Visa - XXXXXXXXXXXX-6992 **\$435.00**

Amount Paid
\$435.00

Trip Total
\$435.00

San Jose Taxi Service

Driver name Grady G



From: Morris To: S-J-C

Date: _____ Time: _____

Fare: _____ Tip: _____

Total Amount: 15.00 CAB NO 2527

www.yellowcabrides.com

 408-437-6000 

From: <mdunn@cacities.org>
To: <tbussey@cityofelcajon.us>
Date: 6/10/2015 11:17 AM
Subject: 2015 Annual Conference Registration Confirmation

Thank you for registering for the League of California Cities 2015 Annual Conference & Expo, September 30 - October 2 at the San Jose Convention Center. To reserve a room at the reduced rate, please use the following link:

Hotel Reservations: <https://resweb.passkey.com/go/2015LOCC>

Beware of unauthorized housing and hotel reservation services that may solicit your business. All legitimate communications regarding housing will come directly from the League of California Cities. If you receive a suspicious email or phone call asking to book your hotel room for the conference, please let us know immediately.

El Cajon
Star Bales
Councilmember
tbussey@cityofelcajon.us

2015 Annual Conference
Date: September 30, 2015 to October 02, 2015

Early Bird Registration \$500.00

Sub Total: \$500.00
Amount Paid: \$500.00
Balance: \$0.00

Advance registrants unable to attend will receive a refund of rate paid, minus a \$75 processing charge, only when a written request is submitted to mdunn@cacities.org and received before 5:00 pm on Tuesday, August 25. Refunds will not be available after this date. If you are unable to attend, you may substitute a colleague for your entire registration. Please note: sharing of registration is prohibited.

Hotel reservation changes, date modifications, early check-out, or cancellations made prior to Thursday, September 10 must be done through the online reservation link. Use your confirmation/acknowledgement number to access your reservation and make any necessary changes. Once the September 10 deadline has passed, please contact the hotel directly with any changes or cancellations. Please note that after the housing deadline has passed, you may incur a financial penalty and minimum one-night room charge or attrition fees.

**CITY OF EL CAJON
CITY COUNCIL POLICY**

SUBJECT: Travel and Meetings – Councilmembers and Commissioners

POLICY

G-1

REFERENCE: Adopted 11/28/72, Revised 11/22/77, Revised 8/5/80,
Revised 11/25/80, Revised 3/11/86, Revised 1/24/06

EFFECTIVE

PAGE

1/24/06

1 of 5

PURPOSE

To establish a policy to be followed by Councilmembers and Commissioners when traveling on official City Business.

BACKGROUND

Occasionally, it is necessary for Councilmembers and/or Commissioners to attend meetings away from the City or to travel outside the City to conduct City business. The following types of activities generally qualify as approved governmental activities where expenses incurred in the performance of such activities are reimbursable:

- ◇ Communicating with representatives of regional, state and national government on City-adopted policy positions
- ◇ Attending educational seminars designed to improve Councilmembers' skills and information levels, or as required by law
- ◇ Participating in regional, state and national organizations whose activities affect the City's interests
- ◇ Recognizing service to the City (e.g., attending retirement functions for longtime City employees)
- ◇ Attending City events
- ◇ Implementing a City-approved strategy for attracting or retaining businesses to the City, which will typically involve at least one staff member.

In the performance of such governmental activities various modes of transportation are available and the costs involved vary considerably. In an effort to control costs and to compensate individuals for their reasonable expenses, the City Council has adopted the following policy on travel and meetings.

This policy shall not apply to routine expenses, such as mileage, parking fees or meals, incurred while attending meetings within the County of San Diego in association with membership on Boards or Committees appointed by the City Council. Except as provided for Councilmembers, as described herein, all such routine expenses will be reimbursed through the administrative process and will not require City Council approval.

For Councilmember routine expenses within San Diego County the City Council has determined that the frequent use of adequate and reliable vehicles owned or rented by the

**CITY OF EL CAJON
CITY COUNCIL POLICY**

SUBJECT: Travel and Meetings – Councilmembers and Commissioners	POLICY G-1
REFERENCE: Adopted 11/28/72, Revised 11/22/77, Revised 8/5/80, Revised 11/25/80, Revised 3/11/86, Revised 1/24/06	EFFECTIVE 1/24/06 PAGE 3 of 5

POLICY (continued)

II. Lodging

Convention or housing bureau reservations are permissible; however, if convention and housing bureaus are not used, and if more than one place of lodging is available, the prevailing rate for the area for single occupancy lodging shall be the allowed reimbursable amount.

III. Meals

The same "prevailing" rule as it applies to lodging shall apply to the actual cost of meals. Exceptions shall be made for situations where it is necessary, for the business purpose of the trip, to eat at specific places or to attend business luncheons or banquets where rates are above the local average. A statement of justification should be attached for situations in which said prevailing meal rate is exceeded.

IV. Councilmember Vehicle Allowances

Councilmembers are expected to conduct City business within San Diego County through the attendance of meetings of Boards and Commissions, as appointed by the City Council, as well as meetings with City staff, constituents, attendance at events, etc., within San Diego County, during various hours of the day or night, and it is determined by the City Council that their effectiveness, in representing the City, is dependent on the frequent availability of adequate and reliable vehicles. Therefore the City Council has determined that in lieu of vehicles purchased and maintained by the City, and supplied to the Councilmembers, private vehicles owned or rented by the Councilmembers, which are maintained, repaired, fueled, lubricated, and insured by the Councilmembers, are "actual and necessary" to the conduct of the City's business, and that a monthly vehicle allowance should be paid to each of the Councilmembers in the amounts established by resolution of the City Council. As of January 24, 2006, those amounts are as follows:

For the Mayor: \$550.00
For Councilmembers: \$450.00

**CITY OF EL CAJON
CITY COUNCIL POLICY**

SUBJECT: Travel and Meetings – Councilmembers and Commissioners	POLICY G-1	
REFERENCE: Adopted 11/28/72, Revised 11/22/77, Revised 8/5/80, Revised 11/25/80, Revised 3/11/86, Revised 1/24/06	EFFECTIVE 1/24/06	PAGE 5 of 5

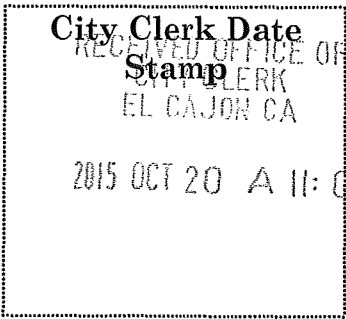
POLICY (continued)

Cash Advances

Any cash advances shall be submitted to the Finance Department via the City Manager's office, on a Request for Direct Payment form (SF27-78). Cash advances shall normally be used for travel expenses such as meals and fuel for private automobiles (if applicable). In most circumstances, cash advances should not be drawn earlier than three (3) business days prior to the date of departure.

Report on Attendance of Meetings

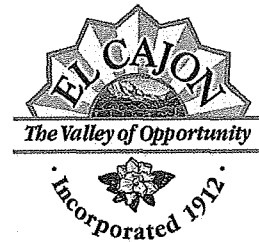
After attending a meeting or conference, for which the Councilmember or Commissioner will receive reimbursement, the official shall provide a brief report at the next Council meeting (for Councilmembers) or committee meeting (for Commissioners) on the substance of the meeting or conference. Such report may be made jointly, if more than one official attended, and may be either oral or in writing.



City of El Cajon Agenda Report

MEETING: October 27, 2015

ITEM NO: 3.1



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

FROM: Dennis Davies, Deputy Director of Public Works

SUBJECT: Delinquent Refuse Collection Charges

RECOMMENDATION: That the City Council:

1. **Open the Public Hearing and receive testimony;**
2. **Close the Public Hearing;**
3. **Adopt the next RESOLUTIONS in order** certifying the list of property owners as delinquent in the payment of their mandatory trash service bills; and
4. **Authorize the City Clerk** to record the amount owed as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.

BACKGROUND:

On January 1, 1996, the City of El Cajon began mandatory trash service for all single-family residences in the City. The City’s agreement with Waste Management (WM) allows WM to bill for regular service with the City accepting assignment of all delinquencies. This allows the City to use the enforcement power of a property lien, when necessary, to collect past due amounts. Based on the El Cajon Municipal Code, the City allows exemption from the mandatory service with sufficient proof of use of a City approved solid waste and recyclables collection alternative.

Of the approximate 14,000 active single-family accounts, 779 customers were sent a final notice of delinquency on September 17, 2015, asking them to pay a total of \$112,677.16. As of October 16, 2015, approximately 250 customers have paid, leaving a balance of 529 delinquent accounts for the City Council to consider.

FISCAL IMPACT: As of October 16, 2015, there are 529 delinquent accounts, totaling \$78,440.39. As the City collects a 15% franchise fee, the City’s financial share of these delinquencies is approximately \$11,766.06.

PREPARED BY:

Dennis Davies
DEPUTY DIRECTOR
OF PUBLIC WORKS

REVIEWED BY:

Majed Al-Ghafry
ASSISTANT
CITY MANAGER

APPROVED BY:

Douglas Williford
CITY MANAGER

RESOLUTION NO. -15

RESOLUTION APPROVING REPORT AND ACCOUNT OF
DELINQUENT REFUSE COLLECTION SERVICE FEES AND
CHARGES; AND CONFIRMING ASSESSMENTS AS LIENS PURSUANT
TO CHAPTER 8.24 OF THE EL CAJON MUNICIPAL CODE

WHEREAS, pursuant to the provisions of Chapter 8.24 of the El Cajon Municipal Code, a public hearing was held on October 27, 2015, for the purpose of hearing objections or protests to a report and account of delinquent refuse collection service fees and charges; and

WHEREAS, protests and objections of the owners of the properties liable to be assessed for said delinquent charges have been heard and considered by said City Council, and said accounts have been approved as submitted.

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

1. In accordance with the provisions of Title 4, Division 3, Chapter 10, Section 38791 and Title 3, Division 2, Chapter 8, Section 25831 of the Government Code of the State of California, and Section 8.24.090 of Chapter 8.24 of the El Cajon Municipal Code, the report and account of delinquent refuse collection service fees and charges (Exhibit "A") considered at the hearing held on October 27, 2015, on file in the office of the City Clerk, is approved, and the unpaid amounts designated in said report and account shall be a charge to the owners of the properties on the next regular tax bill, and shall be liens upon the properties involved.

2. The sums herein assessed remaining unpaid after thirty days from the date of this resolution shall bear interest at the rate of 7% per annum, as set forth in Section 8.24.100 of Chapter 8.24 of the El Cajon Municipal Code.

3. The designation of said parcels is shown by Assessor's parcel numbers, and the initial amounts plus interest to be assessed and imposed as liens are designated thereafter on Exhibit "A," on file in the Office of the City Clerk.

4. Said liens shall be of no further force or effect upon the confirmation of the Tax Collector that said assessments have been added to the tax rolls.

5. The City Clerk is hereby directed to record a certified copy of this resolution and Exhibit "A" in the office of the County Recorder of San Diego County.

6. The City Clerk is hereby authorized to discharge and release any such lien when the claim under said lien has been fully satisfied.

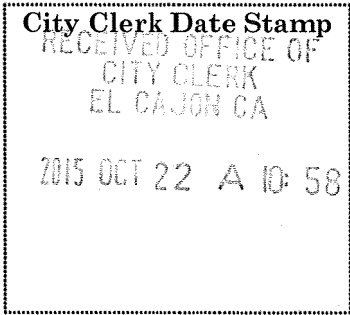
(Continued on Page 2)

7. The decision in your matter is final on this date, and by this notice, you have 90 calendar days from the date of the mailing of this notice to seek judicial review of this decision pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6, and El Cajon Municipal Code Chapter 1.32.

10/27/15 (Item 3.1)

Refuse Liens October 2015 101515

**List of Delinquent Refuse
Collection Accounts is
Available for Review in the
City Clerk's Office, 200
Civic Center Way, El Cajon,
CA 92020. (619) 441-1763**



City of El Cajon Agenda Report

MEETING: Oct. 27, 2015

ITEM NO: 3.2



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

FROM: Anthony Shute, Deputy Director of Community Development

SUBJECT: ZONING CODE OMNIBUS AND MUNICIPAL CODE UPDATE

RECOMMENDATION: That the City Council:

- Open the public hearing and receive testimony;
- Close the public hearing;

THEN:

- MOVE to ADOPT the next RESOLUTION in order ADOPTING the Negative Declaration; and
- MOVE to INTRODUCE the ORDINANCE for Zoning Code Amendment No. 429.

PROJECT DESCRIPTION

This year's Zoning Code Omnibus Update includes proposed changes to the Zoning Code to improve clarity and consistency, eliminate obsolete land use categories, modify land use tables to reduce permit review levels, create a Minor Use Permit (MUP) to provide an administrative review process for uses that are minor in nature and have generally no impact on surrounding uses, and create performance standards for select new uses. A Negative Declaration was prepared in accordance with the California Environmental Quality Act.

BACKGROUND

The Planning Commission ("Commission") initiated the Zoning Code Amendment on August 18, 2015 to undertake potential revisions to the Zoning Code. On September 15, 2015, the Commission held a workshop to discuss proposed zoning code amendments including: farmer's market performance standards, allowing food trucks on private property, allowing microbreweries in commercial zones, and the Minor Use Permit process. Overall, the Commission was receptive to the proposed zoning code amendments, and provided feedback regarding food truck aesthetics and their relationship to adjacent land uses, as well as compatibility with surrounding land uses for microbreweries.

As part of this year's omnibus update, staff proposed independent retail uses on sites that were a minimum 20 acres, but limiting retail to occupy a maximum of 20 percent of the total building(s) square footage. While the Commission recommended approval of the proposed change, staff has opted to exclude it from this year's zoning code update in order to further evaluate it, while continuing with the rest of the update efforts.

DISCUSSION

Zoning and Select Code Omnibus Minor Edits

Over the course of the previous year, planning staff identified issues to address in the Zoning Code. Minor revisions to the text are primarily for the purpose of consistency and language clarification. Other revisions focus on regulating land uses not currently addressed by the existing Zoning Code. The changes proposed are summarized in the attached guide to the edits along with the reference to the applicable section and also provided as strike out underline in the attached proposed ordinance. Streamlining edits proposed to reduce permit process time include: modification of the land use tables to reduce review levels, a Minor Use Permit to provide an administrative review process for uses that are minor in nature and have generally no impact on surrounding uses, and allowing microbreweries in select commercial zones by CUP. In addition to proposed changes to the Zoning Code, minor changes are proposed to Titles 5, 9, 12, and 15. In Title 5, staff proposed eliminating the Vending Permit section and updating the Community Event Permit. Title 9 would be modified to allow alcoholic beverages for special events at the El Cajon Performing Arts Center and areas immediately adjacent to the East County Performing Arts Center building. The proposed change to Title 12 would authorize City Manager or designee as the Special Event Permit decision maker. In Title 15, a revision to the Density Bonus section reference is proposed. The notable changes to the Zoning Code are described below.

Farmer's Market

The existing Zoning Code allows a Farmer's Market by Conditional Use Permit (CUP). While the CUP is a mechanism that is commonly used to regulate uses that have the potential to cause impacts, a Farmer's Market is a short-term event usually conducted on a weekly basis and typically in a large parking lot or park/plaza. Potential impacts would be minimal and only occur over the course of a few hours. Therefore, an Administrative Zoning Permit (AZP) that requires a decision by the Community Development Director is proposed.

Food Trucks

Planning often receives inquiries and requests to allow food trucks which are not listed in the commercial land use table as a permitted land use. Food trucks are proposed to be incorporated in the commercial land use table and grouped with the "Kiosk, booth or stand" use category that requires an AZP.

Microbreweries

Craft brewing is a growing industry in the San Diego region. To remain competitive in the region, last year's Omnibus Update incorporated changes to the regulations in order to address ways these new business models could operate within the City. Breweries, and other alcoholic beverage production establishments, with or without

tasting rooms, are allowed by right within the industrial zone. Breweries with accessory restaurants are permitted by CUP in the industrial zone. This year's Omnibus Update seeks to also allow microbreweries that may or may not include a tasting room or restaurant within the C-G (General Commercial) and C-R (Regional Commercial) zones by CUP approval. The intent is to continue to incentivize businesses in the craft brewery industry to locate in the City. Furthermore, in order to provide flexibility, the performance criteria is kept to a minimum. The CUP process will be used to evaluate applications on a case-by-case basis to ensure compatibility with adjacent land uses.

Minor Use Permit (MUP)

The MUP is proposed as a mechanism for certain uses that are not of sufficient intensity to warrant a formal public hearing, but that do require discretionary review with findings. An MUP would require a staff assessment and recommendation to the Community Development Director who would ultimately make the decision whether to issue the permit. As part of the review, staff would recommend conditions of approval to ensure compatibility with surrounding land uses. The process would require public notice to allow for public comment prior to the Community Development Director making a decision. Such decision would be appealable to the Commission.

Summary

The proposed amendments to this year's Omnibus Update incorporate minor technical edits, non-substantive changes, and regulatory revisions that streamline the development process. The proposed revisions discussed above are a few of the notable changes.

PLANNING COMMISSION DECISION:

On October 6, 2015, the Planning Commission adopted Resolution Nos. 10827 and 10828 by a unanimous decision recommending City Council approval of the Zoning Code Amendment and Negative Declaration.

FINDINGS

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

The proposed changes to the Zoning Code further the goals of the General Plan in various ways. Defining accessory structures greater than 800 square feet as a percentage of the lot coverage streamlines the development permit process. Furthermore, modifying the land use tables for select uses will reduce permit processing time, which will facilitate and encourage development. This update has been undertaken pursuant to Goal 11 of the General Plan stating that the city "shall periodically revise its regulatory codes, ordinances and policies so that they may reflect current, upgraded standards of development and performance."

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

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

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

The proposed zoning code amendment is applicable citywide and is not property-specific. The zoning code amendment provides clarity to land use regulations and improves consistency. The proposed changes also align the Zoning Code with industry-specific terms and standards and overall help streamline the development review process.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

An Initial Study was prepared for the project and the study determined that the project would not have a significant impact on the environment. Based upon this determination, a draft Negative Declaration has been circulated for public review and comment. The public review comment period extended from August 31, 2015 to October 1, 2015. No public comments have been received to date in response to the Notice of Intent to adopt the draft Negative Declaration.

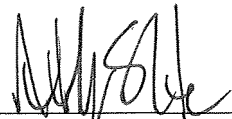
PUBLIC NOTICE & INPUT

A Notice of Intent for the draft Negative Declaration was published in the East County Gazette on August 31, 2015. Copies of the draft Negative Declaration were available at the two public libraries and at City Hall. Notice of this public hearing was published in the East County Gazette on September 24, 2015 in compliance with Government Code sections 65090, 65091, and 65092, as applicable. A revised notice was published on October 14, 2015 to note a change in time for the public hearing from 7:00 p.m. to 3:00 p.m. Additionally, as a public service, the notices were also posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices." The notices were also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

FISCAL IMPACT

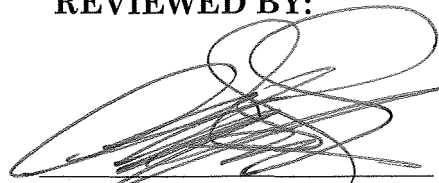
The proposed project would have no fiscal impact.

PREPARED BY:



**Anthony Shute
DEPUTY DIRECTOR**

REVIEWED BY:



**Majed Al-Ghafry
ASSISTANT
CITY MANAGER**

APPROVED BY:



**Douglas Williford
CITY MANAGER**

ATTACHMENTS

1. Proposed Resolution Approving the Negative Declaration
2. Proposed Ordinance of Title 17 Zoning Code Amendment No. 429

3. Planning Commission Resolutions Nos. 10827 and 10828 (without attachments)
4. Draft Planning Commission Minutes Excerpt dated 10.06.15
5. Summary and Description of Code Revisions
6. Planning Commission Resolution of Intent No. 10824
7. Draft Negative Declaration
8. Public Hearing Notice

A RESOLUTION ADOPTING A NEGATIVE DECLARATION FOR THE
2015 ZONING CODE OMNIBUS UPDATE;
ZONING CODE AMENDMENT NO. 429

WHEREAS, the City prepared a draft Negative Declaration for the project in accordance with California Environmental Quality Act guidelines, which is based upon evidence collected and reviewed by the City supporting a finding that the potential environmental effects of the proposed project would be less than significant; and

WHEREAS, pursuant to Section 21082.1 of the Public Resources Code, the draft Negative Declaration was circulated for public review, and the evidence supporting the draft Negative Declaration was made available for public review; and

WHEREAS, no comments were received during the public review period; and

WHEREAS, prior to making a recommendation to the City Council on the proposed project, the Planning Commission reviewed and considered the information contained in the proposed draft Negative Declaration as presented at the October 6, 2015 meeting and adopted Resolution No. 10827 recommending City Council approval; and

WHEREAS, the draft Negative Declaration reflects the City's independent judgment as required by Section 21082.1 of the Public Resources Code; and

WHEREAS, the City Council held a duly advertised public hearing on October 27, 2015, to consider the Negative Declaration for Zoning Code Amendment No. 429 and received evidence through public testimony and comment, in the form of verbal and written communications and reports; and

WHEREAS, the City Council reviewed and considered the proposed Negative Declaration for the project in accordance with California Environmental Quality Act (CEQA) guidelines, which indicates that the potential environmental effects of the proposed project would be less than significant; and

WHEREAS, in accordance with CEQA Guidelines Section 15074(c), the custodian of the Negative Declaration is the El Cajon Community Development Department, and all supporting documentation is in the Zoning Code Amendment No. 429 file.

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

A. The City Council finds that:

1. The foregoing recitals are true and correct, and are findings of fact of the El Cajon City Council in regard to the Negative Declaration.

2. The City Council has exercised its independent in consideration of the Negative Declaration.

B. The City Council hereby ADOPTS the Negative Declaration for the 2015 Zoning Code Omnibus Update.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL CAJON IMPLEMENTING THE ZONING CODE OMNIBUS AND SELECT CODE SECTION UPDATES BY AMENDING: TITLE 5, MODIFYING THE COMMUNITY EVENT PERMIT SECTIONS IN CHAPTER 5.52; TITLE 9 MODIFYING THE SPECIAL EVENT PERMIT FOR ALCOHOLIC BEVERAGE POSSESSION OR CONSUMPTION SECTION IN CHAPTER 9.22; TITLE 12 MODIFYING THE PARADES SECTIONS IN CHAPTER 12.24 TO MAKE THE DECISIONMAKER THE CITY MANAGER AND TO ADJUST THE SUBMITTAL DEADLINE; TITLE 15, CORRECTING THE DENSITY BONUS REFERENCED SECTION IN CHAPTER 15.82; TITLE 17 OF THE EL CAJON MUNICIPAL CODE (ZONING), TO REVISE, CORRECT AND FILL REGULATORY GAPS IN CHAPTERS: 17.58, ADDING A MINOR USE PERMIT PROCESS; 17.60.180, ADDING A DESCRIPTION OF ACTIVE AND PASSIVE RECREATION AREAS; 17.70.020, MODIFYING THE SPECIFIC PLAN APPROVAL TO BE ALLOWED BY RESOLUTION; 17.75.020, DELETING MODEL HOMES AS A USE THAT CAN BE ALLOWED BY TEMPORARY USE PERMIT; 17.105, MODIFYING DEFINITIONS TO ELIMINATE CONVALESCENT HOME AND ADD FARMERS MARKET, MICROBREWERY, PUBLIC ASSEMBLY, AND SKILLED NURSING FACILITY; 17.115.040, ADDING A REFERENCE UNDER AIRPORT LAND USE COMPATIBILITY TO MONTGOMERY FIELD; 17.130.115, ADDING CLARITY TO MAXIMUM BUILDING HEIGHT FOR STEEPLES, SPIRES, CLEARSTORIES, AND SIMILAR ARCHITECTURAL PROJECTIONS; 17.130.200, ADDING SECTION FOR RETAINING WALLS; 17.140.120, MODIFYING REFERENCE TO ALLOW ACCESSORY STRUCTURES BY MAXIMUM LOT COVERAGE; 17.140.210, ADDING A REFERENCE TO THE MINOR USE PERMIT AND REDUCING PERMIT REVIEW LEVELS FOR CERTAIN USE CATEGORIES; 17.145.150 MODIFIED THE FARMERS MARKET USE TO BE ALLOWED BY ADMINISTRATIVE ZONING PERMIT, ADDING A REFERENCE TO THE MINOR USE PERMIT AND REDUCING PERMIT REVIEW LEVELS FOR CERTAIN USE CATEGORIES; 17.150.170, ADDING A REFERENCE TO THE MINOR USE PERMIT AND REDUCING PERMIT REVIEW LEVELS FOR CERTAIN USES; 17.185.170, ADDING A REFERENCE TO AFFORDABLE HOUSING PARKING REQUIREMENTS; 17.190.180 MODIFIED THE ELECTRONIC MESSAGE DISPLAY SIGNS PERMIT PROCESS TO REQUIRE A PLANNING COMMISSION DECISION; 17.210.040, ADDING A DEFINITION FOR HIP FLASK; 17.210.100 CLARIFIED SIZES FOR ALCOHOLIC BEVERAGES; 17.225.020, MODIFYING THE REQUIRED BED AND BREAKFAST PERMIT TO A CONDITIONAL USE PERMIT; 17.225.200, CORRECTING A CROSS REFERENCE REGARDING ALTERNATIVE LENDING; 17.225.220, ADDING FARMERS MARKET PERFORMANCE STANDARDS; 17.225.230, ADDING MICROBREWERY PERFORMANCE STANDARDS; 17.225.240, ADDING FOOD TRUCK PERFORMANCE STANDARDS; 17.245.080, ADDING A CROSS REFERENCE REGARDING WIRELESS COMMUNICATION FACILITIES; 17.245.090, CORRECTING AN ERROR IN A SUBSECTION REFERENCE; 17.250.020, CORRECTING A REFERENCE TO SECONDHAND MERCHANDISE STORES AND PAWN SHOPS; 17.260.040, MODIFYING A REFERENCE TO PROJECT CATEGORIES FOR DETERMINATION OF CONSISTENCY REGARDING THE AIRPORT LAND USE COMMISSION; AND 17.260.050, DELETING LANGUAGE TO CLARIFYING AIRSPACE PROTECTION FOR AIRPORT LAND USE COMMISSION.

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 2015 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. Chapter 5.52 of Title 5 of the El Cajon Municipal Code is hereby repealed.

SECTION 3. A new Chapter 5.52 of Title 15 of the El Cajon Municipal Code is hereby added to read as follows:

Chapter 5.52 COMMUNITY EVENT PERMIT

5.52.010 Definitions.

“**Community event**” means any organized activity, including but not limited to amusement attractions, athletic events, carnivals, circuses, parades, concerts, public dances, fairs, fireworks displays, fund raising events, marathons, walkathons, triathlons, other running events, bicycling events, trade shows, or other events (not construction related) which result in or require any modification to traffic flow patterns or traffic parking regulations.

“**Community event area**” means the location of the community event, including, but not limited to: assembly area, route, and dispersing area.

“**Community event permit**” refers to the permit approved or sought to conduct the community event.

~~“**Vending permit**” refers to the business permit issued or sought to engage in the business of selling or soliciting during a community event.~~

5.52.020 Vending Community event permit required.

~~A. Vending permits are required for each person defined in Section 5.04.020F who solicits, offers for sale, or sells any goods or merchandise of any nature on the day of a community event from private property adjoining, or from streets and sidewalks constituting or adjoining the community event area.~~

~~B. Vendors (1) holding a valid business license, (2) having a fixed location of business within the city limits, and (3) who display their regular business license during the community event, shall not be required to obtain a vending permit.~~

~~C. Community event permits are required for each community event. Certain community events require conditional temporary use permits in accordance with Chapter 17.70-75 of the zoning ordinance code, including, but not limited to, the following: amusement attractions, carnivals, circuses, and parades, fairs, and fireworks displays require a conditional use permit in accordance with Section 17.115.070 of the zoning code. Some community events are subject to another permitting system (such as block parties, sporting events and those taking place in parks and recreation facilities).~~

~~D. Applications submitted for conditional use permits, use of city parks or recreation facilities, or pursuant to city policies, ordinances or similar existing permit systems shall be deemed equivalent to community event applications for the purposes of this chapter.~~

5.52.030 Vending permit application.

~~A. Application may be made by either individuals and/or groups, or by a single sponsor. The finance department shall process such application within five working days. However, the~~

~~name of the person(s) actually engaged in the activity described in Section 5.04.020F shall appear on the face of the vending permit.~~

~~B. Applications for vending permits shall be filed with the finance department, and shall contain all information necessary to determine whether the permit should be issued or denied. In addition, a letter from each owner of private property upon which a permittee engages in the activity described in Section 5.52.020, consenting to the use of the property for such activity, shall be required. Limited use of public property is permitted except as provided in Section 5.52.040.~~

~~C. If an application is filed which contains all information required and the applicant has obtained all other required permits for the event including, but not limited to, a conditional use permit, police and/or fire permits, the finance department shall issue a vending permit.~~

~~D. No vending permit may be issued for any community event unless the finance department has received an approved application for such event.~~

5.52.040 Prohibitions.

No person described in Section 5.52.020 shall engage in any activity described therein:

A. In any manner or location which obstructs the orderly flow of vehicular or pedestrian traffic on or about the community event area on the day of the community event;

B. From any street constituting or adjoining the community event area from fifteen minutes before the start of the community event until the community event has ended;

~~C. Without the actual possession of a valid vending permit on the day of the community event. Each individual listed on group or sponsored vending permits must carry a legible copy of such vending permit and valid identification bearing a photograph of the individual at all times during the event.~~

~~**5.52.050 Void vending permits.**~~

~~A vending permit issued under this chapter is void if transferred or altered in any manner whatsoever.~~

~~A vending permit procured through a knowing or intentional misrepresentation to any officer or employee of this city of any material fact is void~~

5.52.06040 Denial, revocation, suspension—Hearing.

A. If an application for a vending community event permit is denied, a written appeal from the denial may be filed by the applicant with the city clerk not less than ~~seven~~ten (10) days after the denial. The matter will be scheduled for hearing before the city council at a council meeting ~~not less than three nor more than eighteen~~within thirty (30) days after the appeal is filed. The city council shall determine whether the vending community event permit applied for shall be issued. The hearing rules shall be as provided in Sections 5.12.050 through 5.12.090 of this code.

B. A ~~vending community event~~ permit shall be revoked by the city manager when one or more of the grounds set forth below is found to exist:

1. When the city manager or designee has reasonable cause to believe that the ~~vending community event~~ permit was issued in error or issued in reliance on false or erroneous information; or
2. When the city manager or designee has reason to believe that such ~~vending community event~~ permit would be detrimental to the public health, safety and welfare of persons or property because:
 - a. Such ~~community event~~vending permit would be incompatible with other uses;
 - b. Such ~~community event~~vending permit would cause or promote hazards;
 - c. ~~Such vending permit fails to meet the business licensing requirements set forth in Chapter 5.04 or 5.08 of this code; or~~
3. When the city manager or designee has information that there is a violation of any other provision of this code.
4. When the continuance of a ~~community event~~vending permit would be contrary to public health, safety, welfare, peace or morals.

C. Prior to the revocation of any ~~community event~~vending permit, the city manager or designee shall cause written notice to be served upon the permittee notifying the permittee of the city's intent to revoke the permit, setting forth the grounds upon which the proposed revocation is based, and notifying the permittee of the revocation procedure as follows:

1. That unless the permittee requests a hearing as provided below, permittee's ~~community event~~vending permit shall be revoked by the city manager or designee five days after receipt of the notice provided for herein;
2. That, prior to the revocation of the ~~community event~~vending permit, the permittee is entitled to a hearing before the city council pursuant to Sections 5.12.040 through 5.12.090 of this code, if the permittee so requests;
3. That if said request is made, the ~~community event~~vending permit can only be revoked pursuant to the above cited sections.

5.52.070050 Penalty for violation.

Any person violating any provision of this chapter, is guilty of a misdemeanor or infraction in accordance with Section 1.24.010 of this code.

5.52.080060 Other obligations.

No provision set forth in this chapter shall relieve any person from the obligations otherwise imposed by Chapters 5.04 and 5.08 of this code to pay a license tax and post bond, or from compliance with Title 17 or other provisions of this code.

It is the responsibility of the community event~~vending~~ permit applicant to comply with all city ordinances, policies and regulations governing the specific community event.

SECTION 4. Subsection (C) of Section 9.22.020 of Chapter 9.22 of Title 9 of the El Cajon Municipal Code is hereby repealed.

SECTION 5. A new subsection (C) of Section 9.22.020 of Chapter 9.22 of Title 9 of the El Cajon Municipal Code is hereby added to read as follows:

9.22.020 Alcoholic beverage possession or consumption – Superblock, Civic Center, Expanded Civic Center, Prescott Promenade, parking lots, city property.

- C. Notwithstanding subsections A and B above, consumption of alcoholic beverages may be permitted at planned events held at specific times in the areas stated above, including the El Cajon Performing Arts Center and the ~~patio~~ areas immediately adjacent to ~~north~~ of the East County Performing Arts Center building (said area being more particularly described in a resolution of the city council on file in the office of the city clerk); provided, that express permission for such is granted by the city council or city manager~~designee~~.

SECTION 6. Chapter 12.24 of Title 12 of the El Cajon Municipal Code is hereby repealed.

SECTION 7. A new Chapter 12.24 of Title 12 of the El Cajon Municipal Code is hereby added to read as follows:

Chapter 12.24 PARADES

12.24.010 Definitions.

- A. The term “parade” as used in this chapter means any march, procession or assembly consisting of persons, animals or vehicles, or combination thereof, upon any street, sidewalk or alley which does not comply with normal and usual traffic regulations or controls.
- B. The term “special event” as used in this chapter means any celebration, festival, fair, carnival or similar local special event which is held wholly or partially within a street, the participants in which do not comply with the normal or usual traffic regulations or controls.

12.24.020 Permit—Required.

No person shall conduct or manage a parade or special event without a written permit from the chief of police~~city manager~~ or the city council.

12.24.030 Permit-Issuance.

- A. The chief of police may issue permits in accordance with this chapter.

- B. Upon appeal from a decision of the ~~chief of police~~ city manager or designee the city council shall conduct a public hearing as hereinafter provided.
- C. Any such permit may be issued subject to such reasonable conditions as the ~~chief of police~~ city manager or designee or the city council may prescribe.
- D. The ~~chief of police~~ city manager or designee shall not, without the approval of the city council, issue a permit for a parade or a special event which requires the temporary closing of a portion of a street for more than twenty-four hours.

12.24.040 Permit—Standards for issuance of special event permit.

No permit for a special event shall be issued unless the ~~chief of police~~ city manager or designee or the city council determines that the special event is primarily for the benefit of the community and that the use of the street for such purpose is in the public interest.

12.24.050 Permit not to be issued—When.

No permit shall be issued authorizing the conduct of a parade or special event which the ~~chief of police~~ city manager or designee or city council determines:

- A. Is to be held for the sole purpose of advertising any product, goods, wares, merchandise or event and is designed to be held purely for private profit;
- B. Is likely to cause injury to persons or property;
- C. Will unduly interfere with the movement of traffic along or across its route or the movement of fire-fighting equipment or ambulances to a fire or emergency; or
- D. Will require unreasonable, extraordinary police service.

12.24.060 Application.

Any person desiring to conduct or manage a parade or special event shall, not less than ~~thirty~~ ninety (90) nor more than one hundred eighty ~~(180)~~ (180) days before the date on which it is proposed to conduct such parade or special event, file with the ~~chief of police~~ city manager or designee an application for a permit for such parade or special event; provided, the city manager or designee ~~chief of police~~ may accept and act on any application filed less than ~~thirty~~ ninety (90) days before such parade or event. The application shall be in a form and contain such information as the city manager or designee ~~chief of police~~ may require.

~~12.24.070 Appeal to city council.~~

~~In the event the chief of police denies a permit or imposes conditions considered unreasonable by the applicant, the applicant may appeal to the city council, who may then consider the application and issue or deny the permit.~~

12.24.080070 Right to a public hearing.

~~In the event the city council denies a permit or imposes conditions considered unreasonable by the applicant, the applicant may, upon written request to the city council, ask for a public hearing to determine whether or not the permit was unreasonably denied or that unreasonable conditions were imposed. Said request shall be submitted within ten (10) days after the applicant has been notified of denial or imposition of conditions.~~

- A. ~~The city council clerk shall appoint a time within not less than fivethirty (30) days nor more than fifteen days for such public hearing.~~
- B. The city clerk shall serve notice of such hearing upon the applicant by certified mail at the address shown on the application for the permit.
- C. Such notice shall state the grounds for denial of the permit, or reasons for the conditions imposed, and shall state the time and place when and where such public hearing shall be held.
- D. At such hearing the city council may, at its discretion, require witnesses to be sworn. The applicant or his agent may present evidence to show the denial of the permit was unreasonable, or that unreasonable conditions were imposed. Any other person may, at the discretion of the council, be allowed to participate in the hearing and present evidence.
- E. Within fifteen days of the conclusion of the hearing, the city council shall announce its decision and findings by resolution. A copy of such resolution shall be mailed to the applicant and to any other person requesting notice of the action.
- F. The action of the city council on the denial of the permit or the conditions imposed shall be final and conclusive.

12.24.090080 Interference with parades or special events.

No person shall, without the consent of the permittee, join or participate in a parade or special event, nor in any manner interfere with its progress or orderly conduct.

12.24.400090 Temporary closing of street.

The chief of police may temporarily close a portion of a street for a parade or special event for which a permit has been issued pursuant to this chapter when in his opinion such closing is necessary for the safety and protection of persons using that portion of the street during the temporary closing. No such closing shall be for more than twenty-four hours without the approval of the city council.

SECTION 8. Subsection (A) of Section 15.82.035 of Chapter 15.82 of Title 15 of the El Cajon Municipal Code is hereby repealed.

SECTION 9. A new Subsection (A) of Section 15.82.035 of Chapter 15.82 of Title 15 of the El Cajon Municipal Code is hereby added to read as follows:

15.82.035 Incentives.

- A. Density Bonus. In the case of Residential Projects where a Developer or Owner is willing to produce Lower Income Household Units above and beyond the requirements of this Chapter, the City Council may, if requested by the Developer or Owner and after a recommendation by the Planning Commission, grant a density bonus as provided in Chapter 17.220 or Section 17.220.05064-035 of the Zoning Ordinance.

SECTION 10. A new Chapter 17.58 is hereby added to Title 17 of the El Cajon Municipal Code to read as follows:

Chapter 17.58 MINOR USE PERMIT

17.58.010 Intent and purpose.

The intent of a Minor Use Permit is to allow for a non-public hearing permit review process for certain uses that do not have the level of intensity of use to warrant a formal public hearing, but does require discretionary review, findings to be made, and the application of conditions to ensure compatibility with surrounding uses.

17.58.020 Guidelines and measuring criteria.

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 Use Permit process. The director shall forward the guidelines and measuring criteria to the Planning Commission as information and input upon initial preparation of the guidelines and criteria.

17.58.030 Authority to apply.

An application for a Minor Use Permit may be filed with the director of community development by the property owner, or property owner's agent, for the property for which the minor use permit is requested.

17.58.040 Authority to approve.

Minor Use Permits may be approved, denied or conditionally approved by the director of community development.

17.58.050 Required findings.

Before any Minor Use Permits may be approved or denied, the director of community development shall find that:

- A. The proposed use is consistent with applicable goals, policies, and programs of the general plan, and with any applicable specific plan;
- B. The proposed site plan and building design are consistent with all applicable use and development standards;
- C. The proposed use will be operated in a manner that is compatible with existing and planned land uses in the vicinity of the proposed use;

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

E. The proposed use is in the best interest of public convenience and necessity. 17.58.060

17.58.060 Notice required.

A 10-day public notice shall be mailed to all property owners within a 300-foot radius of the subject site. The notice shall include a map, brief description and other pertinent information.

17.58.070 Notice of decision.

The applicant for a Minor Use Permit shall be notified in writing of the decision of the director to approve, conditional approve or deny the Minor Use Permit with reference to the findings.

17.58.080 Conditions of approval.

The director may impose conditions of approval in order to ensure a proposed use is compatible with and to prevent it from becoming a nuisance.

17.58.090 Appeals.

Any decision made by the director may be appealed to the planning commission in accordance with the provisions of Chapter 17.30 of this title.

17.58.100 Permit revocation.

Any violations of the terms or conditions of approval of a Minor Use Permit may be grounds for its immediate revocation upon notice to the applicant.

SECTION 11. Paragraph (1) of subsection (A) of Section 17.60.180 of Chapter 17.60 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 12. A new paragraph (1) of subsection (A) of Section 17.60.180 of Chapter 17.60 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.60.180 Open space, recreational areas and landscaping.

A. Residential Development.

1. Common Open Space and Recreational Areas. Open space and recreational areas especially designed for common use, either for active recreational use or passive scenic view and which may include private front yards, which are part of a common landscape easement, but which may not include any other private yards, patios or distances between buildings, shall be provided based upon the density of the project as shown on the following table, and except as provided in subdivision (2) of this subsection.

**Range of Dwelling Units per
Net Acre**

**Amount of Common Open Space or
Recreational Area**

3 or less	1000 sq. ft. per dwelling unit
4-10	400 sq. ft. per dwelling unit
11 or more	225 sq. ft. per dwelling unit

Recreational areas, meeting these requirements and designed for active recreational uses, may be placed upon roofs of buildings or structures. Recreational areas so placed shall not contribute to lot coverage requirements.

Active recreation area means an area that is dedicated to active play, including where turf may provide a playing surface. Examples of active recreation areas include sports fields, playground and play areas, swimming pools, skating rinks, skateparks, outdoor theaters, gymnasiums, and similiar. Specific examples include those such as basketball, volleyball, tennis, bocci ball courts, and tot-lots.

Passive recreation area means a landscaped recreational area where turf is present but does not provide an active playing surface. Examples of passive recreation areas include picnic and barbecue areas, and areas dedicated for outdoor relaxation and meditation.

SECTION 13. Section 17.70.020 of Chapter 17.70 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 14. A new Section 17.70.020 of Chapter 17.70 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.70.020 Authority to approve.

Pursuant to California Government Code Section 65450, the planning commission may recommend approval and the city council may adopt or amend specific plans for the systematic implementation of the general plan. Such specific plans ~~shall~~ may be adopted by ordinance or resolution.

SECTION 15. Section 17.75.020 of Chapter 17.75 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 16. A new Section 17.75.020 is hereby added to Chapter 17.75 of Title 17 of the El Cajon Municipal Code to read as follows:

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

- A. Seasonal outdoor businesses, such as Saint Valentine’s Day flower booths, Christmas tree lots, and Halloween pumpkin lots.
- B. Outdoor sales events, such as parking lot sales and outdoor arts and craft shows. Businesses in the city are limited to two outdoor parking lot sales per year, unless additional sales are authorized by conditional use permit. A single vendor may have no more than two

outdoor sales events in the city per year, regardless of location unless approved by a conditional use permit.

C. Traveling amusements, such as circuses and carnival conducted in the general commercial and regional commercial zones.

~~D. Model homes.~~

DE. Prefabricated storage containers used for short-term or seasonal storage.

EF. Vehicle storage lot for short-term storage, of excess inventory of new and used automobiles, when the dealership is operated on property of at least two (2) acres in size within the city. The duration may not exceed two (2) years, with a maximum of one administratively-authorized extension.

EG. Other similar temporary uses, as determined by the director.

SECTION 17. Section 17.105.020 of Chapter 17.105 of Title 17 of the El Cajon Municipal Code is hereby repealed in its entirety.

SECTION 18. A new Section 17.105.020 of Chapter 17.105 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

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.

"Farmers markets" means an outdoor market at a fixed location that is open to the general public where farmers and other vendors sell produce and other goods directly to consumers and where selling farm produce comprises at least fifty percent (50%) of the vendors.

"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 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.

“**Microbrewery**” means a small beer manufacturing company that is licensed by the California Department of Alcoholic Beverage Control to manufacture and sell alcoholic beverages for on-site as well as off-site consumption.

“**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.

"Public assembly" means a place of assembly, including but not limited to, stadiums, arenas, racetracks, amphitheaters, drive-in theaters, concert halls, playhouses, and banquet halls.

"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" mean 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” is 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 and 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.

“Skilled nursing facility” 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.

“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, 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 onsite or offsite 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 sell 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 19. Section 17.115.040 of Chapter 17.115 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 20. A new Section 17.115.040 of Chapter 17.115 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.115.040 Airport land use compatibility.

The establishment of certain land uses is restricted by proximity to the Gillespie Field and Montgomery Field airports. Land use restrictions in the vicinity of these airports are described in the Gillespie Field and Montgomery Field Airport Land Use Compatibility Plans prepared by the San Diego County Regional Airport Authority Area.

SECTION 21. Section 17.130.115 and of Chapter 17.130 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 22. 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:

17.130.115 Steeples, spires, clearstories and similar architectural projections.

Maximum building height is defined in Chapter 17.105, and is listed for the various zones of the City within tables contained in Chapters 17.140 through 17.170. Maximum building height shall not be exceeded except as provided elsewhere in this title, including as follows: Roof-top mechanical screens, architectural features such as steeples and spires, elevator shafts, stairwell enclosures, and clearstories, covering a combined total of less than 25% of the roof area of a building may exceed the maximum building height by up to 20 feet, 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 building may contain architectural features such as steeples, spires, or clearstories up to exceeding 2040 -feet above the maximum building height of the underlying zone, subject to approval of a minor conditional use permit.

SECTION 23. Subsection (A) of Section 17.130.200 of Chapter 17.130 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 24. A new Subsection (A) of 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.

- A. Where multiple retaining walls are required, a minimum horizontal separation distance of three feet is required between retaining walls. 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 25. Subsection (C) of Section 17.140.120 of Chapter 17.140 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 26. A new Subsection (C) of Section 17.140.120 of Chapter 17.140 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.140.120 Accessory structures.

- C. The total combined floor area of all accessory and primary structures on a lot shall not exceed the maximum lot coverage of the underlying zones ~~800 square feet in the RS-40 through the RM-6000 zones,~~ except upon approval of an administrative zoning permit.

SECTION 27. Section 17.140.210 of Chapter 17.140 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 28. A new Section 17.140.210 of Chapter 17.140 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.140.210 Residential land use table.

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

A "A" means "adult entertainment permit"

C "C" means "conditional use permit"

D "D" means "director's determination"

MC "MC" means "minor conditional use permit"

MUP "MUP" means "minor use permit"

P "P" means "permitted use"

S "S" means "site development plan permit"

T "T" means "temporary use permit"

Z "Z" means "administrative zoning permit"

X "X" means "not permitted"

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

**Table 17.140.210
Residential Land Use Table**

Residential Zones	PR D	RS-40	RS-20	RS-14	RS-9	RS-6	RM-600	RM-430	RM-250	RM-220	RM-145	RM-HR	Notes
Primary Residential Uses (subject to density restrictions)													
Congregate care facility	X	X	X	X	X	X	X	X	P	P	P	P	
Dwellings; attached duplex units or two detached dwelling units	X	X	X	X	X	X	X	P	P	P	P	P	1
Dwellings; up to three detached single-family homes on the same lot, including common interest developments	X	X	X	X	X	X	P	X	X	X	X	X	2
Dwellings; multi-	X	X	X	X	X	X	X	P	P	P	P	P	2

Residential Zones	PR D	RS-40	RS-20	RS-14	RS-9	RS-6	RM - 600	RM - 430	RM - 250	RM - 220	RM - 145	RM - HR	Notes
family, attached or detached, including common interest developments													
Dwelling; single-family detached	P	P	P	P	P	P	P	P	P	P	P	P	2
Farmworker housing	X	P	P	X	X	X	X	X	X	X	X	X	
Foster family home	P	P	P	P	P	P	P	P	P	P	P	P	
Foster family institution	X	C	C	C	C	C	C	C	X	X	X	C	
Group residential	X	X	X	X	X	X	C	C	C	C	C	C	3
Manufactured home	P	P	P	P	P	P	P	P	P	P	P	P	
Residential care facility for 6 or fewer	P	P	P	P	P	P	P	P	P	P	P	P	
Residential care facility for 7 or more	X	X	X	X	X	X	X	C	C	C	C	C	4
Supportive housing	P	P	P	P	P	P	P	P	P	P	P	P	
Transitional housing	P	P	P	P	P	P	P	P	P	P	P	P	
Accessory Residential Uses													
Accessory structures	X	P	P	P	P	P	P	X	X	X	X	X	5
Accessory structures with combined areas greater than 800 sq. ft., or which include restrooms	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	5
Bed and breakfast	X	GZ	GZ	GZ	GZ	GZ	GZ	GZ	GZ	GZ	GZ	X	6
Family day care home, large	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	
Family day care home, small	P	P	P	P	P	P	P	P	P	P	P	P	
Home occupation business	P	P	P	P	P	P	P	P	P	P	P	P	7
Keeping chickens for	P	P	P	P	P	P	P	X	X	X	X	X	8

Residential Zones	PR D	RS-40	RS-20	RS-14	RS-9	RS-6	RM-600	RM-430	RM-250	RM-220	RM-145	RM-HR	Notes
for the sale of agricultural products													
Seasonal outdoor businesses	T	T	T	T	T	T	T	T	T	T	T	T	1314
Temporary feeding areas	C	C	C	C	C	C	C	C	C	C	C	C	
Utilities	€	€	€	€	€	€	€	€	€	€	€	€	15
Wireless communication facilities	C	C	C	C	C	C	C	C	C	C	C	C	1416
Other similar uses	D	D	D	D	D	D	D	D	D	D	D	D	1517

- 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.~~
- 1314 As ancillary to an approved non-residential use, when activity not already covered by CUP.
- 14 ~~Electric substations and transmission lines are exempt from the CUP requirement for utilities.~~
- 1416 Subject to the provisions of Chapter 17.245 (wireless communications facilities).
- 1517 As determined by the director of community development.
- 1618 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 29. Section 17.145.150 of Chapter 17.145 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 30. 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"

MUP "MUP" means "minor use permit"

P "P" means "permitted use"

S "S" means "site development plan permit"

T "T" means "temporary use permit"

Z "Z" means "administrative zoning permit"

X "X" means "not permitted"

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

**Table 17.145.150
Commercial Land Use Table**

	O-P	C-N	C-G	C-R	C-M	Notes
Commercial Uses						
Adult book store, adult theater, and other adult entertainment activities	X	X	A	A	X	1, 2
Alternative lending including payday loans, anticipatory loans, and auto title lending, excludes federal or state chartered banks, savings and loans, thrifts, and credit unions	X	X	C	C	X	1, 32, <u>3</u> <u>3</u> 3 4
Amusement parks including miniature golf, go-cart tracks, mechanized rides, etc.	<u>X</u>	<u>C</u>	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	<u>EX</u>	<u>EX</u>	P	1
Appliance sales; large gas and electric appliances including heating and air conditioning systems, parts and supplies	X	P	P	P	P	

	O-P	C-N	C-G	C-R	C-M	Notes
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	298
Auction house	X	X	C	C	P	1
Auto parts and accessories; new parts	X	X	CP	CP	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	
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	4
Card room, non-gambling	P	P	P	P	X	3, 276
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	EX	EX	T	FX	EX	
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	C	C	C	C	X	

	O-P	C-N	C-G	C-R	C-M	Notes
organizations, and similar uses						
Cocktail lounge	X	C	C	C	X	8, 9
Community gardens	P	P	P	P	P	3029
Consumer electronics retail sales with ancillary service	<u>X</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	
Contract construction services	X	X	X	X	P	
Convalescent home	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	4
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	<u>GMUP</u>	<u>GMUP</u>	<u>GMUP</u>	<u>GMUP</u>	<u>GMUP</u>	
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	<u>P</u>	<u>P</u>	X	
Employment services	P	P	P	P	P	
Equipment rental with outdoor storage or display	X	X	C	<u>XC</u>	<u>XC</u>	1
Equipment rental without outdoor storage or display	X	P	P	P	<u>XP</u>	1
Escort service	X	X	P	X	X	3
Fabric store	X	P	P	P	X	
Farmers market	X	<u>GZ</u>	<u>GZ</u>	<u>GZ</u>	X	34
Financial services and institutions	P	P	P	P	X	10
Firearm and ammunition sales, new and resale	X	P	P	P	X	3
Firing ranges, indoor ranges for fire arms or archery	X	X	C	C	C	1
Florist	P	P	P	P	X	
Fortune tellers including palm readers, phrenologists, spiritual mediums, and mystics	X	X	C	C	X	3
Funeral parlor and mortuary	<u>GP</u>	P	P	P	X	1
Furniture and home furnishing sales	X	P	P	P	P	
Game center and video arcade	X	X	<u>GP</u>	<u>GP</u>	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	X	P	P	P	<u>XP</u>	1

	O-P	C-N	C-G	C-R	C-M	Notes
building materials and related services)						
Hardware store with outdoor storage or display (includes building materials and related services)	X	X	C	C	X C	1
Headquarters office facility	P	X	P	P	P	
Heavy equipment sales including large trucks and tractor-trailer rigs	X	X	X	X	C	
Hobby shop	P	P	P	P	X	
Hotel and motel	X	X	C	C	X	
Household accessories including bedding, linens, kitchen supplies, etc.	X	P	P	P	X	
Kennel	X	X	X	X	C	
Kiosk, booth, and stand and food truck	X	Z	Z	Z	Z	11
Laundry and dry cleaning services, retail, including coin operated self-service laundry	X	P	P	P	X	
Liquor store	X	C	C	C	X	1, 8
Live entertainment	X	X	C	C	X	3
Locksmith and related services	X	P	P	P	P	
Manufactured housing sales including modular and mobile home sales	X	X	P	X	G P	
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, 1, 2
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	P	P	P	P	P	

	O-P	C-N	C-G	C-R	C-M	Notes
professional						
Office machine sales	X	P	P	P	P	
Optical goods including eye glasses, contact lenses, and eye exams	P	P	P	P	X	
Outdoor dining, accessory to authorized restaurant or cocktail lounge	X	Z	Z	Z	Z	14
Outdoor sales events at existing business developments	T	T	T	T	T	
Parcel delivery and postal services (office only, does not include U.S. Postal Service offices)	<u>XP</u>	<u>XP</u>	P	P	X	
Pawn shop or pawn broker	X	X	C	C	X	1, 3, <u>3</u> <u>2</u> + 3 3 + 3 4
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.	<u>GX</u>	<u>XG</u>	C	C	C	
Public assembly, non-sports related, including amphitheaters, drive-in theaters, concert halls, playhouses, banquet halls, etc.	X	X	G	G	X	
Recreational facility—commercial indoors, including skating rinks,	<u>XMUP</u>	<u>XMUP</u>	<u>GMUP</u>	<u>GMUP</u>	<u>XMUP</u>	

	O-P	C-N	C-G	C-R	C-M	Notes
radio controlled cars, laser tag, etc.						
Recreational facility—commercial outdoors, including golf courses, driving ranges, radio controlled cars, skateboard parks, paintball facilities, etc.	X	X	G	G	G	
Resource recovery center	X	C	C	C	C	17
Restaurant	X	P	P	P	C	8, 9, 1 8
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, 3 2 3 3 3 4
Service and repair of consumer electronics	X	P	P	P	X	
Shoe sales and shoe repair	X	P	P	P	X	
Single room occupancy (SRO) housing	X	X	C	X	X	
Skilled Nursing Facility	C	C	C	C	C	1
Special training and schooling conducted indoors	P	P	P	P	P	
Special training and schooling conducted outdoors	X	X	X	X	MC	
Sporting goods, bicycles, and toy stores	X	P	P	P	X	
Supermarket	X	P	P	P	X	
Surplus store	X	P	P	P	X	1
Swap meet and flea market	X	X	X	C	X	1, 3
Tailoring, alteration, and sewing services	P	P	P	X	X	
Tattoo and body piercing studio	X	X	P	P	X	1
Thrift or resale shop	X	P	P	P	X	1, 3
Ticket sales office	P	P	P	P	X	
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

	O-P	C-N	C-G	C-R	C-M	Notes
Trailer and camper sales, non-motorized	X	X	P	X	<u>CP</u>	
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	<u>CP</u>	P	P	P	9
Vocational and trade school (conducted outdoors)	X	X	X	X	C	9
Volume discount store (including 99¢ and closeout stores)	X	X	P	P	X	1
Watch, clock, and jewelry sales and repair	P	P	P	P	X	
Other similar uses	D	D	D	D	D	21
Light Industrial Uses						
Contract construction services	X	X	X	X	P	
Direct selling organizations (baked goods, ice cream trucks, bottled water vendors, catering wagons, etc.)	X	X	X	X	P	
Food and beverage processing	X	X	X	X	P	
Heavy equipment service and repair	X	X	X	X	C	
Laundry services, industrial, including linen, diaper, and uniform cleaning, alteration and repair services	X	X	X	X	P	
Light manufacturing	X	X	X	X	P	
Microbrewery	<u>X</u>	<u>X</u>	<u>C</u>	<u>C</u>	<u>C</u>	35
Printing and publishing services, non-retail and excluding contact with the general public	X	X	P	P	P	
Recycling center for metal, cardboard, glass, e-waste, etc.	X	X	X	X	C	
Scientific and commercial testing laboratories including product research and development	X	X	X	X	P	
Service and repair of light machinery including vending machines, office machines, large household appliances, etc.	X	X	X	X	P	
Service and repair of precision instruments including cameras, optical devices, medical devices and electronic testing equipment	X	X	X	X	P	
Warehousing and distribution	X	X	X	X	P	
Wholesale trade excluding explosives	X	X	X	X	P	

	O-P	C-N	C-G	C-R	C-M	Notes
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	CP	CP	CP	CP	CP	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	X	C	X	C	1, 3
Trucking terminal for motor freight including parcel delivery service terminals	X	X	X	X	P	
Utilities, excluding sewage treatment	C	C	C	C	C	
Vehicle storage facility, long term, including lots and structures	X	X	X	X	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	CP	CP	CP	CP	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 (excluding services)	CP	CP	CP	CP	CP	

	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	☒	☒	☒	☒	☒	
Museum	MCP	MCP	MCP	MCP	X	
Non-profit welfare and charitable organizations and services	X	X	C	C	X	1, 278
Parks, playgrounds, and amateur sports fields, public or private	X	C	C	C	C	
Public safety facility	☒	☒	☒	☒	☒	
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	☒	☒	☒	☒	☒	25
WIC center	P	P	P	P	X	1
Zoo	☒	☒	☒	☒	X	
Other similar uses	D	D	D	D	D	21
Residential Uses						
Caretaker's unit	P	P	P	P	P	256
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) and Section 17.225.240 (food trucks).
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).

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).~~
- ~~25~~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.
- ~~26~~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.
- ~~27~~28. Non-profit medical and dental clinics are permitted uses. They do not require a CUP and are not prohibited in SP 182.
- ~~28~~29. Subject to the parking requirements for places of assembly listed in Table 17.185.190.
- ~~29~~30. Subject to the provisions of Chapter 17.205 (agriculture and animals).
- ~~30~~31. Excludes businesses purchasing items as an accessory use to a primary retail sales use.
- ~~31~~32. Subject to the provisions of Section 17.225.200 (Alternative Lending).
- ~~32~~33. Subject to the provisions of Chapter 17.250 (Secondhand Merchandise Stores and Pawn Shops).
- ~~33~~34. Prohibited in the boundaries of SP 462.
- ~~34~~34. Subject to the provisions of Section 17.225.220 (Farmer's Market).
- ~~35~~35. Subject to the provisions of Section 17.225.230 (Microbrewery).

SECTION 31. Section 17.150.170 of Chapter 17.150 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 32. 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"

MUP "MUP" means "minor use permit"

P "P" means "permitted use"

S "S" means "site development plan permit"

T "T" means "temporary use permit"

Z "Z" means "administrative zoning permit"

X "X" means "not permitted"

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

**Table 17.150.170
Manufacturing Zone Land Use Table**

	M	Notes
Advertising and public relations office	P	
Agricultural processing, excluding animal slaughtering facility	P	
Aircraft and aviation equipment sales	P	
Alcoholic beverage production	P	<u>1243</u>
Alcoholic beverage production with full-service restaurant	C	<u>1344</u>
Animal slaughtering facility	C	
Ambulance service	P	1
Ammunition manufacturing	GP	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	GP	
Auction house, outdoor	C	
Auto dismantling, salvage, and junk dealer, including the sale of used auto parts	C	1
Bus terminal, bus parking and maintenance facility, public or private charter	P	
Carpet and drapery cleaning and repair service	P	
Cemetery, crematory, and mausoleum	C	
Chemical production and processing, excluding explosives	P	
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	

	M	Notes
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
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	GP	
Funeral parlor and mortuary	C	
Governmental administrative office (not including services)	GP	
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	34
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	

	M	Notes
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	<u>45</u>
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 ranges, radio controlled cars, skateboard parks, paintball facilities, and other similar uses	C	
Recycling center for metal, cardboard, glass, e-waste, etc.	C	
Religious facilities	C	
Resource recovery center	C	
Restaurant	C	<u>5, 6, 7, 8</u>
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	<u>1142</u>
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	<u>89</u>
Trucking terminal for motor freight, including parcel delivery service terminals	P	
Truck sales, (including the sale of large commercial trucks, vans, and buses)	GP	
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	GP	<u>78</u>
Warehousing, including wholesale trade and distribution and excluding explosives	P	
Welding and metal fabrication	P	

	M	Notes
Wireless communication facilities; freestanding	C	
Wireless communication facilities; architecturally integrated or other stealth design	P	
Other similar uses	D	940
Residential Uses		
Caretaker's unit accessory to an authorized land use	P	1044
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.~~

³⁴ Light manufacturing describes a wide range of manufacturing uses as defined in Chapter 17.105.

⁴⁵ Includes aerial photography, photo editing and finishing, service and repair of cameras and other optical devices.

⁵⁶ Restaurants may be limited in size.

⁶⁷ Subject to the provisions of Chapter 17.210 (alcohol sales).

⁷⁸ Subject to the parking requirements listed in Section 17.185.190.

⁸⁹ Subject to the provisions of Section 17.225.180 (transition service centers and emergency shelters).

⁹⁴⁰ As determined by the director of community development.

¹⁰⁴⁴ 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.

¹¹⁴² If the school provides instruction to persons under the age of 18, then a Minor Conditional Use Permit is required.

¹²⁴³ 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 Chapter 17.210 and Section 17.225.210.

¹³⁴⁴ Subject to Chapter 17.210 Alcohol sales and deemed approved alcohol sales regulations.

SECTION 33. Section 17.185.170 of Chapter 17.185 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 34. 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. For parking requirements related to affordable housing see section 17.140.200. 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 35. Section 17.190.180. of Chapter 17.190 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 36. A new Section 17. 190.180. of Chapter 17.190 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.190.180 Electronic message display signs.

Electronic message display signs, as defined in Section 17.190.050 above, may be authorized as part of any permitted sign display, subject to the same height, sign area,

and location limitations of the permitted sign, and subject to the granting of a conditional use permit, ~~which shall be decided by the city council.~~ Electronic message display signs may display only noncommercial or on-site commercial messages. When allowed, such signs may not include any illumination, flashing, or message change that is in motion, or appears to be in motion, or that changes in image or intensity more than once per four (4) seconds.

SECTION 37. Section 17.210.040 of Chapter 17.210 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 38. 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 non conforming 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.

I.J. "Hip flask" means a small flask for potable liquids of a kind intended to be carried in a hip pocket.

J.K. "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.L. "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.

M.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.

- | N.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.
- | O.N. "On-sale alcoholic beverage establishment" means an establishment that conducts retail sales of alcoholic beverages for consumption on the premises where sold.
- | P.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.
- | Q.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.
- | R.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.
- | S.R. "Premises" means the actual space in a building devoted to alcoholic beverage sales.
- | I.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

U.F. "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 39. Letters (c) and (d) of Number (6) of Subsection (A) of Section 17.210.100 of Chapter 17.210 of Title 17 of the El Cajon Municipal Code are hereby repealed.

SECTION 40. New Letters (c) and (d) of Number (6) of Subsection (A) Section 17.210.100 of Chapter 17.210 of Title 17 of the El Cajon Municipal Code are hereby added to read as follows:

- A. All new, modified, or redeveloped off-sale alcoholic beverage sales activities shall be designed, constructed, and operated to conform to all of the following operational standards:
 - 6. That it complies with the following alcohol sale limitations:
 - c. No distilled spirits shall be displayed, sold or given away in containers of less than 375 milliliters, including but not limited to, airline bottles, except pre-mixed cocktails.
 - d. Notwithstanding subsection (c) above, no distilled spirits shall beThe displayed, soldsale or distributed in of 50 milliliters "airline bottles" and 375 milliliters "hip flask" containers, is prohibited.

SECTION 41. Section 17.225.020 of Chapter 17.225 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 42. 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 an administrative zoning permit ~~conditional use permit~~ processed in accordance with Chapter 17.450 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 43. Subsection (A) of Section 17.225.200 of Chapter 17.225 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 44. A New Subsection (A) of Section 17.225.200 of Chapter 17.225 of Title 17 of the El Cajon Municipal Code is hereby added to Chapter 17.225 of Title 17 of the El Cajon Municipal Code to read as follows:

17.225.200 Alternative lending.

- A. All alternative lending establishments as defined in Section 17.10540.020 shall be required to obtain a conditional use permit pursuant to Chapter 17.50 of this title, meet all location requirements, and satisfy all pertinent conditions.

SECTION 45. New Sections 17.225.200, 17.225.220, 17.225.230, and 17.225.240 of Chapter 17.225 are hereby added to Chapter 17.225 of Title 17 of the El Cajon Municipal Code to read as follows:

17.225.220 Farmers markets.

A farmer's market may be permitted with approval of an Administrative Zoning Permit and is subject, but not limited, to the following standards:

1. Comply with all federal, state and local laws and regulations relating to operation, use and enjoyment of the market premises.
2. All farmers' markets must have a designated market manager authorized to direct operations of all vendors participating in the market on the site of the market during all hours of operation.
3. Farmers' market and each of the vendors must obtain and maintain all required operating and health permits, licenses, and certificates of insurance, and these documents shall be in the possession of the farmer's market manager or the vendor, as applicable, on the site of the farmer's market during all hours of operation.

4. Farmers' markets must have established set of operating rules addressing the governance structure of farmers market, hours of operation, maintenance, insurance, security requirements and responsibilities, and appointment of a market manager.
5. The farmers' market manager must provide sufficient trash receptacles. All farmers' market shall provide containers for composting, recycling, and solid waste removal in accordance with El Cajon's Municipal Code Section 13.10.
6. Any food service shall comply with the standards of the County of San Diego Department of Environmental Health.
7. All farmers' markets must provide a minimum of one vehicle parking space for each vendor stall.
8. One portable restroom must be provided for every 250 persons.

17.225.230 Microbrewery.

A microbrewery may be permitted with approval of a Conditional Use Permit subject, but not limited, to the following standards:

1. The primary use of the property must be that of a brewery, dedicated solely to the manufacturing of beer.
2. The subject building must be less than 10,000 square feet.
3. The sale of alcoholic beverages for off-site consumption is permitted for only those products manufactured on-site.
4. The establishment may include a tasting room and/or restaurant.

17.225.240 Food trucks

A food truck may be permitted with approval of an Administrative Zoning Permit subject, but not limited, to the following standards:

1. The applicant must obtain and maintain a County of San Diego Department of Environmental Health permit.
2. The food truck operator must maintain a valid business license.
3. The food truck must be operated strictly within private property.
4. No verbal solicitation of business is permitted.
5. No amplified sound or loudspeakers are permitted.
6. No selling or serving of alcoholic beverages is permitted.

7. All equipment associated with the food truck must be contained within the truck.
8. The area in and around the food truck must be maintained clean and free of litter at all times.
9. A trash and recycling container must be provided for patrons in an area that does not impede pedestrian and vehicular traffic.
10. No furnishings are permitted outside of the food truck.
11. No obstructions for pedestrian, vehicular traffic or business access is permitted.

SECTION 46. Subsection (C) of Section 17.245.080 of Chapter 17.245 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 47. A new Subsection (C) of Section 17.245.080 of Chapter 17.245 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.245.080 Development and design standards.

- C. All wireless communications facilities shall meet the height requirement of the underlying zone, unless a greater height is approved by means of a specific plan according to Chapter 17.70 or in accordance with Section 17.130.115;

SECTION 48. Subsection (G) of Section 17.245.090 of Chapter 17.245 of Title 17 of the El Cajon Municipal Code is hereby repealed.

SECTION 49. A new Subsection (G) of Section 17.245.090 of Chapter 17.245 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

- G. In residential zones, non-emergency visits, for scheduled upgrades, other than as described above in subsection (5E) of this section, shall require 72-hour notice to the city and adjacent neighbors. No more than one (1) scheduled upgrade shall be permitted every 12 months; and

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 17.140 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.250.020 Applicability.

The provisions of this chapter shall apply to all pawn shops, secondhand merchandise stores or kiosks as defined in Section 17.105440.020. This chapter does not apply to businesses who allow for the trade in of these items for the purchase of similar items as an accessory use. Thrift or resale stores are exempted.

SECTION 52. Sections 17.260.040 and 17.260.050 of Chapter 17.260 of Title 17 of the El Cajon Municipal Code are hereby repealed:

SECTION 53. New Sections 17.260.040 and 17.260.050 of Chapter 17.260 of Title 17 of the El Cajon Municipal Code are hereby added to read as follows:

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, and within an Airport Influence Area;~~
- C. ~~Zone changes or zoning code amendments within an Airport Influence Area; that affect airport land use compatibility policies;~~
- 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. (Ord. 5018 § 128, 2015)

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.

PLANNING COMMISSION RESOLUTION NO. 10827

A RESOLUTION RECOMMENDING CITY COUNCIL ADOPTION OF A
NEGATIVE DECLARATION FOR THE 2015 ZONING CODE OMNIBUS;
ZONING CODE AMENDMENT NO. 429.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on October 6, 2015 to consider Zoning Code Amendment No. 429 for changes to the Zoning Code to improve clarity and consistency; incorporating certain land uses not previously accounted for in the Zoning Code, such as food trucks; establishing performance standards for farmer's markets and microbreweries; and creating a Minor Use Permit (MUP) Process; and

WHEREAS, the City prepared a draft Negative Declaration for the project in accordance with California Environmental Quality Act guidelines, which indicates that the potential environmental effects of the proposed project would be less than significant; and

WHEREAS, pursuant to Section 21082.1 of the Public Resources Code, the draft Negative Declaration was circulated for public review; and

WHEREAS, no comments have been received to date during the public review period; and

WHEREAS, the Negative Declaration reflects the City's independent judgment as required by Section 21082.1 of the Public Resources Code; and

WHEREAS, prior to making a recommendation to the City Council on the proposed project, the Planning Commission reviewed and considered the information contained in the proposed draft Negative Declaration; and

WHEREAS, in accordance with CEQA Guidelines Section 15074(c), the custodian of the Negative Declaration is the El Cajon Community Development Department, and all supporting documentation is in the Zoning Code Amendment No. 429 file; and

WHEREAS, after considering the evidence and facts, the Planning Commission considered the Negative Declaration as presented at its October 6, 2015, meeting.

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

Planning Commission Resolution No. 10827

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to the draft Negative Declaration.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council ADOPTION of the draft Negative Declaration for Zoning Code Omnibus.

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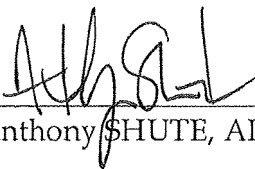
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held October 6, 2015 by the following vote:

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



Darrin MROZ, Chairman

ATTEST:



Anthony SHUTE, AICP, Secretary

PLANNING COMMISSION RESOLUTION NO. 10828

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF
ZONING CODE AMENDMENT NO. 429.

WHEREAS, on August 18, 2015, the Planning Commission adopted a Resolution No. 10834 initiating an amendment to the Zoning Code to improve clarity and consistency; incorporating certain land uses not previously accounted for in the Zoning Code, such as food trucks; establishing performance standards for farmer's markets and microbreweries; and creating a Minor Use Permit (MUP) Process; and

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

WHEREAS, farmer's markets are identified on the Zoning Code commercial land use table, and to ensure compatibility with surrounding land uses, performance standards are proposed; and

WHEREAS, food trucks are part of an emerging industry that is not addressed in the Zoning Code; and

WHEREAS, microbreweries are an existing, allowed land use in the industrial zone, but not allowed in commercial zones; and

WHEREAS, retail is allowed as accessory in the industrial zone and opportunities for retail on larger sites exist; and

WHEREAS, a Minor Use Permit process addressing certain uses that have limited impacts on surrounding land uses will help streamline permit processing; and

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on October 6, 2015 to consider Zoning Code Amendment No. 429 to improve clarity and consistency in the Zoning Code; incorporating certain land uses not previously accounted for in the Zoning Code, such as food trucks; performance standards for farmer's markets and microbreweries; and a Minor Use Permit (MUP) Process; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order recommending the approval of the proposed draft Negative Declaration to the El Cajon City Council; and

Planning Commission Resolution No. 10828

WHEREAS, the El Cajon Planning Commission considered the draft Negative Declaration in accordance with the California Environmental Quality Act Guidelines section 15074 for the proposed project; and

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

- A. The proposed changes to the Zoning Code further the goals of the General Plan in various ways. Per Goal 4 of the General Plan, the city "will strive to improve the quality of industrial development," which will be achieved by allowing retail uses for economic viability and quality of larger industrial sites. Moreover, defining accessory structures greater than 800 square feet as a percentage of the lot coverage streamlines the development permit process. Furthermore, modifying the land use tables for select uses will reduce permit processing which will facilitate and encourage development. Overall, per Goal 11 of the General Plan, the city "shall periodically revise its regulatory codes, ordinances and policies so that they may reflect current, upgraded standards of development and performance."
- B. The proposed zoning code amendment is applicable citywide. No zone changes are proposed as part of this project, and thus the proposed changes do not conflict with specific plans.
- C. The proposed zoning code amendment is applicable citywide and is not property-specific. The zoning code amendment provides clarity to land use regulations and improves consistency. The changes also align the Zoning Code with industry-specific terms and standards and overall helps streamline the development review process.

WHEREAS, after considering such evidence and facts the Planning Commission did consider Zoning Code Amendment No. 429 as presented at its meeting.

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

Planning Commission Resolution No. 10828

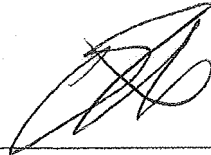
Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to Zoning Code Amendment No. 429.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Zoning Code Amendment No. 429 included as Exhibit A.

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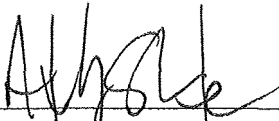
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held October 6, 2015 by the following vote:

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



Darrin MROZ, Chairman

ATTEST:



Anthony SHUTE, AICP, Secretary



MINUTES PLANNING COMMISSION MEETING October 6, 2015

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

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

COMMISSIONERS PRESENT: Darrin MROZ, Chairman
Paul CIRCO, Vice Chairman
Luis HERNANDEZ
Anthony SOTTILE
Jerry TURCHIN

COMMISSIONERS ABSENT: NONE

STAFF PRESENT: Anthony SHUTE, Deputy Director / Planning Commission Secretary
Lorena Cordova, Associate Planner
Barbara LUCK, Assistant City Attorney
Patricia Hamilton, Secretary

MROZ explained the mission of the Planning Commission.

CONSENT CALENDAR

Planning Commission Minutes

Motion was made by MROZ, seconded by SOTTILE, to adopt the minutes of the Planning Commission meeting of September 15, 2015; carried 5-0.

PUBLIC HEARING ITEMS

Agenda Item:	2
Project Name:	Verizon Wireless at 880 N Mollison
Request:	Establish freestanding wireless communication facility
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	Conditional Use Permit (CUP) No. 2200
Location:	880 North Mollison Avenue
Applicant:	Verizon Wireless c/o M&M Telecom, Inc. (Lisa Mercurio); 858.248.2461
Project Planner:	Melissa Devine; 619.441.1773; mdevine@cityofelcajon.us

City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in adopting proposed Amendment of Conditional Use Permit No. 2200, subject to conditions

SHUTE summarized the agenda report in a PowerPoint presentation.

MROZ opened the public hearing.

Lisa GOODMAN, representing Verizon, approached the podium to answer any questions.

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

Motion was made by CIRCO, seconded by HERNANDEZ, to adopt the next resolution in order approving Conditional Use Permit No. 2200, subject to conditions; carried 5-0.

Agenda Item:	3
Project Name:	Zoning Code Omnibus Update
Request:	Amendment of El Cajon Municipal Code Title 17 (Zoning) Zoning Code Omnibus Update
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL ADOPTION OF THE NEGATIVE DECLARATION AND APPROVAL OF THE ZONING CODE OMNIBUS AMENDMENT
Project Number(s):	Amendment of Zoning Code No. 429
Location:	City Wide
Applicant:	El Cajon Planning Commission
Project Planner:	Lorena Cordova; 619.441.1539; lcordova@cityofelcajon.us
City Council Hearing Required?	Yes October 27, 2015
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of the Negative Declaration and Zoning Code Amendment No. 429

CORDOVA summarized the agenda report in a PowerPoint presentation.

HERNANDEZ commented he saw no parking or aesthetics developmental requirements for food trucks.

SHUTE advised the food trucks are grouped with kiosks in the Code which have no specific related development standards.

SOTTILE asked if there were proposed changes to the adult entertainment use and what is the City's definition.

SHUTE responded there are no proposed changes and the use is defined in the Code, they are only allowed

in certain areas by conditional use permit.
TURCHIN asked if push cart vendors fall under the food truck regulations.

SHUTE answered they are not and that push cart vendors are regulated in a separate section of the Code.

CIRCO sought clarification on definition of recreation facilities.

SHUTE responded non-profit establishments such as the Boys and Girls Club do not fall under this proposed change. Privately operated recreation centers like indoor sports facilities could apply and be processed as a minor use permit.

MROZ opened the public hearing and no one was present to speak.

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

Motion was made by CIRCO, seconded by HERNANDEZ, to adopt the next resolutions in order recommending City Council approval of Amendment of Zoning Code No. 426; carried 5-0.

4. OTHER ITEMS FOR CONSIDERATION

The Commissioners reviewed and approved the proposed 2016 Planning Commission meeting schedule.

5. STAFF COMMUNICATIONS

October is National Community Planning Month. There will be a reception sponsored by Planning on Tuesday, October 13, 2015 at 3:15 p.m. on the third floor of City Hall immediately following the City Council Proclamation.

ADJOURNMENT

Motion was made by MROZ, seconded by TURCHIN, to adjourn the meeting of the El Cajon Planning Commission at 7:34 p.m. this 6th day of October until October 20, 2015, at 7:00 p.m.; carried 5-0.

Darrin MROZ, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary

Code Edits

CODE SECTION:	EDIT:
5.52	Modified the sections for Community Event Permit
5.52.010	Eliminated the definition for vending machine
5.52.020	Changed language in this section to reflect community event permit
5.52.030	Deleted the entire section for Vending Permit Application
5.52.040	Changed the section number from 5.52.040 to 5.52.030 and deleted subsection C
5.52.050	Deleted the entire Void Vending Permits section
5.52.060	Changed the section number from 5.52.060 to 5.52.040 and changed references from vending to community event permit
5.52.070	Changed the section from 5.52.070 to 5.52.050 and changed references from vending to community event permit
5.52.080	Changed the section from 5.52.080 to 5.52.060 and updated reference from vending to community event permit
9.22.020	Made changes to subsection C to loosen up the requirements
12.24.020	Modified the person from Chief of Police to City Manager or designee under the permit required section
12.24.030	Changed the permit issuance person from Chief of Police to City Manager or designee in all reference under the permit issuance section
12.24.040	Changed the person from Chief of Police to City Manager or designee under the standards for issuance section
12.24.050	Change the person from Chief of Police to City Manager or designee under the permit not to be issued section
12.24.060	Changed references from Chief of Police to City Manager or designee and identified needing to file the application within a timeframe of ninety instead of just 30 days prior to the event.
12.24.070	Deleted the section referencing appeals go to city council
12.24.080	Changed this section to 12.24.070, included appeal language and specified that the appeal hearing must be within 30 days.
12.24.090	Modified the person from Chief of Police to City Manager or designee under the determination to temporarily close the street
15.82.035	Revised the reference to the Density Bonus section from 17.64.035 (which doesn't exist) to Chapter 17.220
17.58	Added the Minor Use Permit (MUP) section
17.60.180	Added a description for active and passive recreation areas
17.70.020	Modified the Specific Plan authority to approve section to allow for changes by ordinance or additionally by resolution

17.75.020	Deleted "model homes" from the activities that could be allowed by Temporary Use Permit (TUP)
17.105	Updated definitions for farmer's markets, microbrewery, public assembly and skilled nursing facility
17.115.040	Acknowledged Montgomery Field
17.130.115	Clarified language for steeples, spires, clearstories and architectural projections
17.130.200	Clarified language for retaining walls
17.140.120	Added language to allow accessory structures per lot coverage
17.140.210	Deleted the use category for "radio, telephone, and/or television transmitting facilities" and deleted Note 13
17.140.210	Deleted the use category for "utilities" and deleted Note 15
17.140.210 17.145.150 17.150.170	Added MUP to the legend for all the use tables
17.145.120	Modified the Farmer's Market use from a Conditional Use Permit (CUP) to an Administrative Zoning Permit (AZP) with performance standards Added a footnote 34 to reference existing Section 17.225.220
17.145.150	Added a designation to the commercial land use table for amusement parks to be permitted by CUP in the C-N zone, just as the other commercial zones with the exception of the O-P zone where they will not be permitted.
17.145.150	Modified electronic retail sales description to include "consumer," removed "and installation" and changed the designation from prohibited to permitted in the C-N zone
17.145.150	Changed the designation for new auto parts and accessories from CUP required to permitted use in the C-G and C-R zones where use is currently allowed
17.145.150	Changed the designation for appliance repair from a CUP to X in the C-G and C-R zones and only permitted in the C-M zone
17.145.150	Deleted camping facilities
17.145.150	Changed the designation for circuses and carnivals to only allow it by TUP in the C-R zone
17.145.150	Added "food trucks" to the use category of "kiosk, booth and stand" Added language to the existing footnote 11 for performance criteria
17.145.150	Changed "convalescent home" to "skilled nursing facility" and noted it was permitted in all commercial zones
17.145.150	Changed the requirement for a CUP to a Minor Use Permit for "day care facility"

17.145.150	Allowed the "equipment rental with outdoor..." by CUP in the C-R and C-M zones
17.145.150	Allowed the "equipment rental without outdoor" to be permitted in the C-M
17.145.150	Allowed "famer's market" by AZP
17.145.150	Allowed a "funeral parlor and mortuary" as a permitted use in the O-P zone
17.145.150	Allowed the "game center and video arcade" as a permitted use in the zones currently allowed by CUP which include the C-G and C-R zones.
17.145.150	Allowed "hardware store, outdoor..." by CUP in the C-M
17.145.150	Allowed "hardware store, indoor..." as a permitted use in the C-M zone
17.145.150	Allowed "manufactured housing sales" as a permitted use in the C-M zone
17.145.150	Allowed "parcel delivery and postal services..." to be permitted in the O-P and the C-N zones
17.145.150	Consolidated the "public assembly" for sports and non-sports related use category and changed to allow the permitted use within the O-P and the C-N zones
17.145.150	Changed the "trailer and camper sales" use category to be permitted in the C-M zone and not require a CUP
17.145.150	Deleted "airport and flying fields" use category
17.145.150	Changed the "vocational and trade school" to be permitted in the C-N zone instead of requiring a CUP
17.145.150	Consolidated the "recreational facility" use category for outdoor and indoor, defined use category and lowered the review to a Minor Use Permit instead of a CUP
17.145.150	Deleted "light rail terminal"
17.145.150	Deleted "parking lots and garages, short term requiring payment of a fee"
17.145.150	Deleted "free parking" after the words "parking lots and garages, short term"
17.145.150	Deleted "facilities with transmitters" after "radio and/or television broadcasting" and permitted use instead of requiring a CUP in those zones currently allowed
17.145.150	Deleted "railroad facility"
17.145.150	Added a designation for towing to be prohibited in the C-N and the C-R zones
17.145.150	Changed the designation to allow "botanical gardens" as a permitted use in all zones in which it is currently allowed

17.145.150	Changed the designation to allow "government administrative offices (not including services)" in all zones as a permitted use in all the zones it is currently permitted
17.145.150	Changed the designation to allow "museum" as a permitted use in all zones it is currently permitted
17.145.150	Deleted "United States Postal Services Facilities" and referenced "Note 25"
17.145.150	Deleted "zoo"
17.145.150	Deleted "public safety facility"
17.145.150	Deleted "military base"
17.145.150	Added Microbrewery as a use category that is allowed with approval of a CUP in the C-G and the C-R zones Added a footnote 35
17.150.170	Changed the designation for ammunition manufacturing from CUP to permitted use in the M zone
17.150.170	Deleted the use category for "airport and flying field"
17.150.170	Created two separate use categories in lieu of the one for "auction house" to a permitted use indoors and a CUP outdoors
17.150.170	Deleted the "circus and carnival" use category
17.150.170	Changed "fuel storage and distribution, bulk fuel storage" from CUP to permitted use
17.150.170	Changed "government administrative office" from CUP to permitted use and noted it does not include services
17.150.170	Deleted military base, parking lot and structure, long term vehicle storage and radio and/or television transmitting facilities use categories
17.150.170	Eliminated the words "short term" from the parking lot and structure use category
17.150.170	Changed the designation for truck sales from a CUP to a permitted use and added parenthesis for "including the sale of large commercial trucks, vans and buses"
17.150.170	Changed the designation for vocational or trade schools from a CUP to a permitted use
17.150.170	Removed Note 3 for "flight school" table and endnote
17.185.170	Added a reference to section 17.140.220 Modified Development Standards for Affordable Housing for the parking requirements for age-restricted, supportive and affordable housing developments
17.190.180	Deleted the requirement to take the electronic message display signs to City Council
17.210.040	Added a definition for "hip flask"

17.210.100	Clarified language in subsections C and D regarding the alcoholic beverage size limitations
17.225.020	Changed the reference for requiring a CUP for the use to an AZP
17.225.200	Corrected the reference for definitions to Alternative Lending from 17.110.020 to 17.105.020
17.225.220	Added performance standards for farmer's markets
17.225.230	Added criteria for Microbrewery
17.225.240	Added performance standards for food trucks
17.245.080C	Added a reference to section 17.130.115 for the allowed architectural projects to be above the allowable heights of the underlying zone
17.245.090	Corrected a reference to a subsection that didn't exist, noting that instead of subsection "5" it should be subsection "E"
17.250.020	Corrected reference to Section 17.110.020 to 17.105.020 in the Secondhand Merchandise Stores and Pawn Shops section
17.260.040	Consolidate subsections A, B and C into one and added language to clarify that not all changes trigger a determination of a consistency
17.260.050	Deleted the sentence "If the structure is within Review Area 1, a determination of consistency from the ALUC is also required."

PLANNING COMMISSION RESOLUTION NO. 10824

A RESOLUTION OF INTENT DIRECTING STAFF TO PREPARE FOR CONSIDERATION AN AMENDMENT OF TITLE 17 (ZONING) FOR VARIOUS TECHNICAL CLEANUPS, REVISIONS, AND MINOR EDITS.

WHEREAS, the Planning Division administers Title 17 of the El Cajon Municipal Code and in that capacity, tracks technical cleanups and identifies regulatory gaps for inclusion in an annual omnibus amendment of the Zoning Code; and

WHEREAS, the Planning Commission considered the scope of work in the agenda report in addition to public testimony; and

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

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby directs staff to prepare the following:

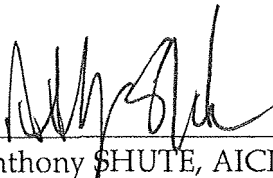
1. An amendment of Title 17 to consider potential technical cleanups, clarifications and revisions to, and, among other things, streamlined processing edits, and Housing Element consistency revisions.

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held August 18, 2015, by the following vote:



Darin MROZ, Chairman

ATTEST:



Anthony SHUTE, AICP, Secretary

**INITIAL STUDY / ENVIRONMENTAL CHECKLIST
AND NEGATIVE DECLARATION
FOR THE
CITY OF EL CAJON ZONING CODE
AND
SELECT MUNICIPAL CODE SECTIONS OMNIBUS UPDATE**

**Prepared by:
City of El Cajon Community Development Department**

AUGUST 2015

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City of El Cajon
Initial Study / Environmental Checklist and Negative Declaration

This Initial Study / Environmental Checklist and Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA) [Public Resources Code §21000, et seq.] and the 2015 State CEQA Guidelines [California Code of Regulations §15000, et seq.]. This Initial Study / Environmental Checklist and Negative Declaration determines that the City of El Cajon Zoning Code Omnibus project will result in no impacts or less than significant impacts on the environmental resources and issues evaluated herein, and hence would not have a significant impact on the environment. As a result, this document serves as a Negative Declaration pursuant to Public Resources Code Sections 21064 and 21080(c), and Article 6 of the CEQA Guidelines.

This document is being made available for a 30-day public review comment period, beginning August 31, 2015 and ending October 1, 2015. Comments regarding this Initial Study / Environmental Checklist and Negative Declaration must be made in writing to: Lorena Cordova, Associate Planner, Planning Division, Community Development Department, City of El Cajon, 200 Civic Center Way, El Cajon, California 92020. Comments must be received by 5:00 P.M. on the last day of the public review period.

Project Information

1. Project Title: Zoning Code Omnibus Update

2. Lead Agency Name and Address:

City of El Cajon
200 Civic Center Way
El Cajon, CA 92020

3. Contact Person and Phone Number:

Lorena Cordova, Associate Planner, 619-441-1539

4. Project Location: City of El Cajon, San Diego County

5. Project Sponsor's Name and Address:

City of El Cajon
200 Civic Center Way
El Cajon, CA 92020

6. General Plan Designation: Citywide
7. Zoning: Citywide
8. Description of Project:

The project proposes amendments to the City of El Cajon Zoning Code. The proposed amendments are to address the need for minor changes to provide clarification or correct inconsistencies as well as streamline permit processes. Edits to the text are primarily technical in nature. No development is authorized with this project.

Notable among the proposed changes are edits to the Zoning Code that include: elimination of obsolete land use categories; modifications to the land use tables to reduce permit review levels; creation of a Minor Use Permit to provide an administrative review process for uses that are minor in nature, have generally no impact on surrounding uses; and, the creation of performance standards for food trucks and microbreweries.

9. Surrounding Land Uses and Setting:

The project is citywide. Within the region, the City of El Cajon is the fifth most populous city in San Diego County and the most populous city in the East County sub-region, with a population of approximately 100,000 individuals. The City is located in the Cajon Valley and its surrounding hillsides approximately 15 miles inland from the Pacific Ocean. The creeks and drainage channels within the City are part of the San Diego River Watershed. The City is primarily urbanized and anchors the sub-region by providing commercial areas, industrial areas, a transit center, and housing opportunities for East County residents. The jurisdictions that surround El Cajon include: on its west side, the City of San Diego and the City of La Mesa; on its north side, the City of Santee; and, on its north, east, and south sides, unincorporated areas of the County of San Diego.

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10. Decision-making bodies or agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

The proposed Zoning Code Omnibus Update requires the following approvals:

- Adoption of the Negative Declaration by the El Cajon City Council, after recommendation by the Planning Commission
- Adoption of the Zoning Code Amendment by the El Cajon City Council, after recommendation by the Planning Commission

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

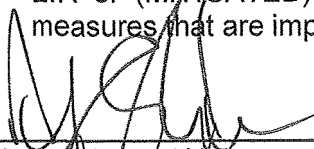
Based upon the initial evaluation presented in the following Initial Study / Environmental Checklist, it is concluded that the Proposed Project **would not** result in any potentially significant adverse environmental impacts to the following resource areas:

- Aesthetics
- Agriculture & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation / Traffic
- Utilities and Service Systems
- Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation: (To be completed by the Lead Agency)

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT (EIR) is required.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Anthony Shute, AICP
Deputy Director of Community Development

8/22/15

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

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3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses", as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration pursuant to Section 15063(c)(3)(D) of the CEQA Guidelines. In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated", describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

Impact Terminology

The following terminology is used to describe the potential level of significance of impacts:

- A finding of ***no impact*** is appropriate if the analysis concludes that the project would not affect the particular resource in any way.
- An impact is considered a ***less than significant impact*** if the analysis concludes that it would not cause substantial adverse change to the environment and requires no mitigation.
- An impact is considered ***less than significant with mitigation incorporated*** if the analysis concludes that it would not cause substantial adverse change to the environment with the inclusion of environmental commitments that have been agreed to by the applicant.
- An impact is considered a ***potentially significant impact*** if the analysis concludes that it could have a substantial adverse effect on the environment and requires mitigation.

Proposed Project Description:

Introduction

The project proposes amendments to the City of El Cajon Zoning Code and select Municipal Code sections. The proposed amendments are to address the need for minor changes to provide clarification or correct inconsistencies as well as streamline permit processes. Edits to the text are primarily technical in nature. No development is authorized with this project.

Notable among the proposed changes are edits to the Zoning Code that include: elimination of obsolete land use categories; modifications to the land use tables to reduce permit review levels; creation of a Minor Use Permit to provide an administrative review process for uses that are minor in nature and have generally no impact on surrounding uses; and, the creation of performance standards for food trucks and microbreweries.

Location

The project is citywide. Within the region, the City of El Cajon is the fifth most populous city in San Diego County and the most populous city in the East County sub-region, with a population of approximately 100,000 individuals. The City is located in the Cajon Valley and its surrounding hillsides approximately 15 miles inland from the Pacific Ocean. The creeks and drainage channels within the City are part of the San Diego River Watershed. The City is primarily urbanized and anchors the sub-region by providing commercial areas, industrial areas, a transit center, and housing opportunities for East County residents. The jurisdictions that surround El Cajon include: on its west side, the City of San Diego and the City of La Mesa; on its north side, the City of Santee; and, on its north, east, and south sides, unincorporated areas of the County of San Diego.

Minor Revisions

Over the course of the previous year, Planning staff identified issues to address within the text of the City of El Cajon's Zoning Code. Minor revisions to the text are for the purpose of consistency with State laws, language clarification, and regulating land uses unanticipated by the existing Zoning Code. A summary of the changes proposed is included as Table 1.

Minor Use Permit

In order to facilitate new uses that have minimal potential for impacts, the City of El Cajon seeks to create a permitting process to allow for a lower-level review that can be handled at a staff-level requiring a Community Development Director decision based on findings for uses such as day care and recreational facilities.

Microbreweries

The City of El Cajon proposes to allow for a microbrewery (small beer manufacturing) operation within commercial zones with approval of a Conditional Use Permit. The microbreweries would be allowed a tasting room and the sale of beer to-go for product manufactured on-site.

I. AESTHETICS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgments:

a–d: Less Than Significant Impact.

The City of El Cajon encompasses a valley and surrounding hillsides. Therefore, scenic views are generally of the surrounding mountains and hills as well as the views from the hillsides. The City is primarily urbanized and the remaining natural areas exist where slopes are too steep to support development. Within the built environment, downtown El Cajon maintains some historic character. Due to urbanization, ambient light from urban uses already exists throughout the City. The City has no designated scenic vistas or scenic resources. There are no State-designated scenic highways within the City¹.

The Code Omnibus Update project is an update to local ordinances and does not, in itself, propose or authorize any development. Therefore, its adoption would not produce environmental impacts. However, future land uses in the City would have to conform to the proposed changes to the Zoning Code and El Cajon General Plan.

The proposed amendments do not introduce any designations for new scenic resources. There are no impacts from this project on scenic highways since none exist in the City.

The implementation of the project may result in development in the City. Visual impact from height, bulk, concentration, and architecture design of new development is limited by the existing development standards in the Zoning Code. In addition, new development in the downtown area must also meet the standards of the Design Guidelines in the

¹ California Department of Transportation, Scenic Highway Program, Officially Designated State Scenic Highways; online at <http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>; accessed August 24, 2015.

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Downtown El Cajon Specific Plan 182. Standards to reduce light and glare also exist in the current Zoning Code.

Pursuant to CEQA, future land uses or zone reclassifications that occur pursuant to the amended Zoning Code and General Plan would be subject to their own environmental review on a project basis to assess impacts on scenic resources. Based on the above, the Code Omnibus Update would have a less than significant impact on aesthetics and visual resources.

II. AGRICULTURAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 1220[g]), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104[g])?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgments:

a–e: No Impact.

The Division of Land Resource Protection designates all land within the City of El Cajon as urban and built-up land and no land within the City that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the San Diego County Important Farmland Map produced by the State Department of Conservation, Division of

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Land Resource Protection, Farmland Mapping and Monitoring Program². There would thus be no impacts to important farmland from the updates to the City's Codes. The update does not change any boundaries or the potential for agricultural activities. There are also no programs that would conflict with existing agricultural zoning or a Williamson Act contract. In addition, because the City does not contain forest land, there is no rezoning on forest land, or land or timber property zoned as Timberland Production.

Based on the above, the Code Omnibus Update project would result in no impacts to agricultural or forest resources.

² California Division of Land Resource Protection, Farmland Mapping and Monitoring Program, San Diego County Important Farmland 2010 Sheet 1 of 2; online at ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/sdg10_w.pdf; accessed August 24, 2015.

III. AIR QUALITY

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgments:

a–e: Less Than Significant Impact.

The City lies within the San Diego Air Basin (SDAB). The San Diego Air Pollution Control District is the regional government agency that monitors and regulates air pollution within the SDAB and is responsible for measuring the air quality of the region. The SDAB is classified as a federal nonattainment area for ozone and a state nonattainment area for ozone, PM₁₀ and PM_{2.5}³.

The Code Omnibus Update project is an update to local ordinances and does not, in itself, propose or authorize any development. Therefore, its adoption would not produce environmental impacts. However, future land uses in the City would have to conform to the proposed changes to the Zoning Code and El Cajon General Plan.

³ California Environmental Protection Agency, Air Resources Board, Area Designations Maps / State and National; online at <http://www.arb.ca.gov/design/adm/adm.htm>; accessed August 24, 2015.

IV. BIOLOGICAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have substantial adverse effects, either directly or through habitat modifications on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgments:

a–f: Less than Significant Impact.

The City of El Cajon is primarily built out and new development is expected to occur on land within urbanized areas. Land in the City has largely been designated as *Developed* in the Multiple Species Conservation Program⁴. Adverse effects on any species identified in this plan, riparian habitat, federally protected wetlands, or wildlife corridors would be site specific.

The Code Omnibus Update project is an update to local ordinances and does not, in itself, propose or authorize any development. Therefore, its adoption would not produce environmental impacts. However, future land uses in the City would have to conform to the proposed changes to the Zoning Code and El Cajon General Plan.

Implementation of the Code Omnibus Update project may accommodate new development. Projects are expected to be located on infill sites within urbanized areas where little or no native vegetation exists and where little potential exists for the occurrence of sensitive species habitat, riparian habitat, a sensitive natural community, federally protected wetlands, or wildlife corridors or nursery sites. The potential impacts to various biological resources of any specific future projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. Based on the above, the Code Omnibus Update project would result in a less than significant impact to biological resources.

⁴ San Diego County Planning and Development Services, San Diego Multiple Species Conservation Program; online at <http://www.sandiegocounty.gov/content/dam/sdc/pds/mscp/docs/SCMSCP/FinalMSCPPProgramPlan.pdf>; accessed August 24, 2015; p. 24.

V. CULTURAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Disturb human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgments:

a–d: Less than Significant Impact.

The City of El Cajon has been incorporated for over 100 years, but no historic districts currently exist in the City. An inventory of historic preservation sites in the City of El Cajon was conducted and on file with the Planning Division⁵.

The Code Omnibus Update project is an update to local ordinances and does not, in itself, propose or authorize any development. Therefore, its adoption would not produce environmental impacts. However, future land uses in the City would have to conform to the proposed changes to the Zoning Code and El Cajon General Plan.

The General Plan contains policies for the protection of cultural resources, and all new development must be consistent with these policies. The Code Omnibus Update project would not change or alter policies to protect cultural resources. The potential impacts to cultural resources of any specific future projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. Based on the above, the Code Omnibus Update would result in less than significant impacts to cultural resources.

⁵ SANDAG, Historic Preservation Inventory El Cajon, California, 1985.

VI. GEOLOGY AND SOILS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgments:

a–e: Less than Significant Impact.

Future development in the City has the potential to expose people or structures to potential substantial adverse effects from geologic hazards. The Code Omnibus Update project is an update to local ordinances and does not, by itself, propose or authorize any development. Therefore, its adoption would not, in itself, produce environmental impacts. However, future land uses would have to conform to the proposed changes to the El Cajon Zoning Code and General Plan.

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a: As El Cajon lies within a region known to be seismically active, the potential exists for people and structures to be exposed to strong ground shaking, ground failure, and soil instability. The Rose Canyon Fault Zone is the nearest active fault system to the City⁶. Despite the potential of the Rose Canyon fault system to produce severe ground shaking in the City, no significant impact regarding fault hazards would occur, because the Code Omnibus Update project would be consistent with the other elements of the General Plan, including the Safety Element. Additionally, the potential for significant adverse impacts to result from these phenomena would be substantially reduced through adherence to requirements specified in the Alquist–Priolo Act, the California Building Code, Title 24 of the California Building Code, and all development regulations of the City. Compliance with these building standards would minimize impacts associated with seismic hazards.

b–e: Most lowland areas with relatively level ground surface are not prone to landslides. However, some highland areas are susceptible to slope instability⁷. The City's General Plan and zoning designations do not prohibit new development on areas of geologic hazard; however, many precautionary recommendations and restrictions are established in the policies and Municipal Code in order to minimize potential impacts from developing on geologically hazardous land or resulting in substantial soil erosion. City regulations and policies cover landslides, seismic shaking, surface rupture, seiches, liquefaction, subsidence, expansive soils, and soil erosion. All new development is required to be consistent with these regulations.

The potential impacts related to geology and soils for any specific future projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. Based on the above, the Code Omnibus Update project would result in less than significant impacts associated with geology and soils.

⁶ Department of Conservation, Regulatory Maps; online at <http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm>; accessed August 24, 2015.

⁷ California Geological Survey, El Cajon Quadrangle, Landslide Hazards Maps; 1995; online at ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR_95-03/OFR_95-03_Plate33C.pdf; accessed August 24, 2015.

VII. GREENHOUSE GAS EMISSIONS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgments:

a–b: Less Than Significant Impact.

According to the U.S. Environmental Protection Agency, the burning of fossil fuels, along with deforestation, has caused the concentrations of heat-trapping greenhouse gasses (GHGs) to increase significantly in the earth's atmosphere⁸. The increase in GHGs results in global warming, as more heat is trapped in the atmosphere.

The Code Omnibus Update project is an update to local ordinances and does not, in itself, propose or authorize any development. Therefore, its adoption would not produce environmental impacts. However, future land uses in the City would have to conform to the proposed changes to the Zoning Code and El Cajon General Plan.

The potential impacts related to GHG emissions and global warming for any specific future projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. Furthermore, future development is expected to be located on infill sites where pedestrian- and transit-oriented development is highly feasible and would be encouraged. Such development should reduce the number of vehicle miles traveled and, thus, would help reduce GHG production resulting from the combustion of fossil fuels for transportation purposes. New development projects will be required to comply with the Green Building Code, which also reduces GHG emissions. Based on the above, the Code Omnibus Update project would result in less than significant impacts associated with greenhouse gas emissions.

⁸ U.S. Environmental Protection Agency 2012.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgments:

a–c and e–h: No Impact. d: Less Than Significant Impact.

The Code Omnibus Update project is an update to local ordinances and does not, by itself, propose or authorize any development. Therefore, its adoption would not, in itself, produce environmental impacts. However, future land uses in the City would have to conform to the proposed changes to the Zoning Code and El Cajon General Plan.

a–c: No new development that would result in the routine use, transport, or disposal of hazardous materials or generate significant quantities of hazardous materials is permitted or encouraged by the Code Omnibus Update.

d: Sites of proposed future development projects will be evaluated using appropriate databases including the California Department of Toxic Substances Control EnviroStor database which, pursuant to Government Code Section 65962.5, lists Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Hazardous Waste Permit, and Hazardous Waste Corrective Action sites. The potential impacts related to any listed hazardous materials sites associated with any specific future development projects will be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA.

e–h: The Code Omnibus will be consistent with General Plan policy. This includes the City's emergency response plan and any impacts related to air safety.

Additionally, the Code Omnibus Update project would not expose people to wildfire hazards. Future development would be consistent with the City's emergency response plans related to risk from fire. Based on the above, the Code Omnibus Update project would result in no impact on hazards or hazardous materials.

IX. HYDROLOGY AND WATER QUALITY

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Contribute to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgments:

a and c–h: Less than Significant Impact. b and i–j: No Impact.

The Code Omnibus Update project is an update to local ordinances and does not, by itself, propose or authorize any development. Therefore, its adoption would not produce environmental impacts. However, future land uses would have to conform to the proposed changes to the El Cajon Zoning Code and General Plan.

Future development in the City is expected to be located on infill sites in urbanized areas and the City has procedures and regulations in place to ensure that there would be no significant impacts associated with hydrology and water quality.

a and f: Wastewater is collected and transmitted to the San Diego Metropolitan Sewer District for treatment. All demolition, relocation and/or construction phases of future development would be subject to compliance with applicable local, regional, state and federal regulations designed to protect water resources, including those regulations requiring implementation of Best Management Practices (BMPs), preparation of Stormwater Pollution Prevention Plans (SWPPPs), and submittal of Erosion Control Plans in compliance with National Pollution Discharge Elimination System (NPDES) provisions. Consistency with this regulatory framework would adequately ensure that such impacts would be avoided or reduced to less than significant. The implementation of the Code Omnibus Update project would not generate a significant impact on water quality over current projections for population and housing units.

b: The Helix Water District and Padre Dam Municipal Water District provide potable water in the City. Therefore, the Code Omnibus Update project would not deplete groundwater supplies.

c–e: City regulations prohibit new development that would create runoff volumes or velocities that may cause the City’s existing drainage system to exceed its design capacity. Impacts would be less than significant.

g–i: In regard to risks due to dam or levee failure, the City is not located within an area that would be impacted by any dam or levee failure. Seiche and mudflow risk would also be negligible as the City is not located near a large contained body of water or downslope from

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an unstable hillside⁹. With regard to tsunami risk, the City is not located within a mapped tsunami inundation area¹⁰. Based on the above, the Code Omnibus Update project would result in no impact or a less than significant impact on or from hydrology and water quality.

⁹ California Geological Survey, El Cajon Quadrangle, Landslide Hazards Maps; 1995; online at ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR_95-03/OFR_95-03_Plate33C.pdf; accessed August 24, 2015.

¹⁰ California Geological Survey, Tsunami Maps; online at <http://www.quake.ca.gov/gmaps/WH/tsunamimaps.htm>; accessed August 24, 2015.

X. LAND USE AND PLANNING

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgments:

a and c: No Impact. b: Less than Significant.

The proposed update would not conflict with General Plan policies or Municipal Code regulations adopted for the purpose of avoiding or mitigating an environmental effect. As there are no approved habitat conservation or natural communities conservation plans applicable to infill sites, residential development would not conflict with such plans.

The Code Omnibus Update project is an update to local ordinances and does not, by itself, propose or authorize any development. Therefore, its adoption would not produce environmental impacts. However, future land uses would have to conform to the proposed changes to the El Cajon Zoning Code and General Plan.

Although implementation of the project would encourage potential development, such projects are expected to be located on infill sites within existing neighborhoods, and because infill sites are part of the existing urban fabric, projects developed on them would not be likely to physically divide an established community.

Based on the above, the Code Omnibus Update project would result in no impact or a less than significant impact on land use and planning.

XI. MINERAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgments:

a and b: No Impact.

There are no known mineral resources of significant value or categorized as locally important within the City that could be lost due to development. As a result, there would be no impact to mineral resources associated with the Code Omnibus Update project.

XII. NOISE

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Expose persons to or generate excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgments:

a–d: Less Than Significant Impact. e–f: No Impact.

The Code Omnibus Update project is an update to local ordinances and does not, by itself, propose or authorize any development. Therefore, its adoption would not produce environmental impacts. However, future land uses would have to conform to the proposed changes to the El Cajon Zoning Code and General Plan.

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The potential development encouraged by the project is expected to be located on infill sites. The potential impacts related to noise for any specific future development projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. Based on the above, the Code Omnibus Update would result in no impact or a less than significant impact associated with noise.

XIII. POPULATION AND HOUSING

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgments:

a–c: Less Than Significant Impact.

The Code Omnibus Update project includes amendments to provide a lower-level of review of separately regulated uses in residential zones to maximize the utilization of properties. For example, the project would allow accessory structures by right based on a lot coverage ratio within residentially-zoned properties. If the lot coverage ratio is exceeded, the project would require a higher-level permit. However, the regulations are intended to facilitate future development in existing urbanized properties. Based on the above, the Code Omnibus Update project would result in a less than significant impact associated with population and housing.

XIV. PUBLIC SERVICES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p> <p>i. Fire protection?</p> <p>ii. Police protection?</p> <p>iii. Schools?</p> <p>iv. Parks?</p> <p>v. Other public facilities?</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

Explanation of Checklist Judgments:

a(i-v): Less Than Significant Impact.

The Code Omnibus Update project is an update to local ordinances and does not, in itself, propose or authorize any development. Therefore, its adoption would not produce environmental impacts. However, future land uses in the City would have to conform to the proposed changes to the Zoning Code.

The potential development encouraged by the project would be expected to increase the demand for public services. As a highly urbanized community, land in El Cajon is served with sewer and water lines, streets, storm drains, and other infrastructure and utilities. The potential impacts related to public services for any specific future projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary in conformance with CEQA. The Code Omnibus project, therefore, would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services listed above. Based on the above, the Code Omnibus Update project would result in less than significant impacts to public services.

XV. RECREATION

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgments:

a–b: Less Than Significant Impact.

The Code Omnibus Update project is an update to local ordinances and does not, in itself, propose or authorize any development. Therefore, its adoption would not produce environmental impacts. However, future land uses in the City would have to conform to the proposed changes to the Zoning Code.

No specific recreational facilities or the construction or expansion of recreational facilities that might have an adverse physical effect on the environment are included in the Zoning Code Omnibus Update project. The availability, maintenance, and management of park and recreation facilities are covered under the General Plan and the Capital Improvement Program. Additionally, Chapter 17.155 of the City’s Municipal Code describes the open space requirements to which future development projects must adhere. Based on the above, the Code Omnibus Update would result in a less than significant impact on recreation.

XVI. TRANSPORTATION / TRAFFIC

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgments:

a–f: Less Than Significant Impact.

The Code Omnibus Update project is an update to local ordinances and does not, in itself, propose or authorize any development. Therefore, its adoption would not, in itself, produce environmental impacts. However, future land uses in the City would have to conform to the proposed changes to the Zoning Code and El Cajon General Plan.

Potential development encouraged by the project would typically be expected to result in additional vehicular trips and the increased use of streets (for all modes of transportation). The development would occur primarily on urban infill sites. Therefore, future development associated with implementation of the project would be expected to generate fewer vehicular trips and more multi-modal trips than conventional development. Potential traffic impacts related to increased transportation system demands associated with future projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary in conformance with CEQA. The project would not increase hazards due to a design feature, result in inadequate emergency access, or conflict with adopted policies, plans, or programs supporting alternative transportation. Based on the above, the Code Omnibus Update project would result in a less than significant impact on transportation and traffic.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulation related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgments:

a–g: No Impact.

The Code Omnibus Update project is an update to local ordinances and does not, in itself, propose or authorize any development. Therefore, its adoption would not produce environmental impacts. However, future land uses in the City would have to conform to the proposed changes to the Zoning Code as well as the El Cajon General Plan.

Potential new development encouraged by the project would be expected to minimally increase the burden on existing utilities and service systems involving water, wastewater treatment, stormwater drainage, and solid waste disposal. The development would occur primarily on vacant or underutilized sites already served by well-established utilities service systems, and would not likely result in the need for the expansion of existing systems or the construction of new systems in compliance with applicable statutes and regulations.

The potential impacts related to public services for any specific future development projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary in conformance with CEQA. The project, therefore, would not result in substantial adverse physical impacts associated with the provision of utilities and service systems listed above. Based on the above, the Code Update project would result in less than significant impacts to utilities and service systems.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable futures projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgments:

a-c: Less Than Significant Impact.

As discussed throughout the above portions of the Initial Study Checklist, the Code Omnibus Update project is an update to local ordinances and does not, in itself, produce environmental impacts. Although future land use in the City would have to conform to the proposed changes to the Code, the Code Omnibus Update project does not identify, describe, promote, entitle, or permit any particular development project. The act of adopting the amendments to the City's Code proposed as part of the project does not, therefore, have the potential to result in environmental impacts, either limited or cumulative, affecting

Initial Study / Environmental Checklist and Negative Declaration
Zoning Code and Select Municipal Code Sections Omnibus Update

habitat; plant or animal communities; rare, endangered or threatened species; historic resources; or human beings. Potential impacts resulting from the development of any specific future development projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary in conformance with CEQA.

XIX. DETERMINATION AND PREPARERS

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE FEE DETERMINATION

(Fish and Game Code Section 711.4, Statutes of 2006 – SB 1535)

- [X] It is hereby found that this project involves no potential for any adverse effect, either individual or cumulatively, on wildlife resources and that a "Certificate of Fee Exemption" shall be prepared for this project.
- [] It is hereby found that this project could potentially impact wildlife, individually or cumulatively, and therefore, fees in accordance with Section 711.4(d) of the Fish and Game Code shall be paid to the County Clerk.

Report Preparers

City of El Cajon Community Development, 200 Civic Center Way, El Cajon, CA 92020

XX. REFERENCES

Section 15150 of the State CEQA Guidelines permits an environmental document to incorporate by reference other documents that provide relevant data. The documents listed below are hereby incorporated by reference. The pertinent material is summarized throughout this Initial Study / Environmental Checklist where that information is relevant to the analysis of impacts of the Project. The following references were used in the preparation of this Initial Study / Environmental Checklist and are available for review at the City Hall located at 200 Civic Center Way, in El Cajon.

California Environmental Protection Agency,

Air Resources Board, Area Designations Maps / State and National; online at <http://www.arb.ca.gov/desig/adm/adm.htm>; accessed September 15, 2015.

California Department of Conservation

Important Farmland Designations, San Diego County. Farmland Mapping and Monitoring Program. Available at ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/sdg08_west.pdf.

California Department of Transportation

Scenic Highway Program, Officially Designated State Scenic Highways; online at <http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>; accessed September 11, 2015.

California Division of Land Resource Protection,

Farmland Mapping and Monitoring Program, San Diego County Important Farmland 2010 Sheet 1 of 2; online at ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/sdg10_w.pdf; accessed September 11, 2015.

Initial Study / Environmental Checklist and Negative Declaration
Zoning Code and Select Municipal Code Sections Omnibus Update

City of El Cajon
2001 General Plan.

San Diego County Planning and Development Services
San Diego Multiple Species Conservation Program; online at
<http://www.sandiegocounty.gov/content/dam/sdc/dplu/mscp/docs/SCMSCP/FinalMSCPPProgramPlan.pdf>; accessed September 15, 2015; p. 24.

U.S. Environmental Protection Agency
"Climate Change Basics". Online at <http://www.epa.gov/climatechange/basics>;
accessed October 30, 2015.

Notice of Intent to Adopt NEGATIVE DECLARATION

NOTICE: Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21000 et seq.), the City of El Cajon has determined that the project referenced hereinafter will not have a significant effect on the environment, an Environmental Impact Report is not required, and a Negative Declaration has been prepared.

PROJECT TITLE: Zoning Code Omnibus Update

PROJECT LOCATION: Citywide

PROJECT DESCRIPTION: The project proposes amendments to the City of El Cajon Zoning Code. The proposed amendments are to address the need for minor changes to provide clarification or correct inconsistencies as well as streamline permit processes. Edits to the text are primarily technical in nature.

Notable among the proposed changes are edits to the Zoning Code that include: elimination of obsolete land use categories; modifications to the land use tables to reduce permit review levels; creation of a Minor Use Permit to provide an administrative review process for uses that are minor in nature and, have generally no impact on surrounding uses; and, the creation of performance standards for microbreweries.

PROJECT PROPONENT: City of El Cajon
200 Civic Center Way
El Cajon, CA 92020

LEAD AGENCY: City of El Cajon, 200 Civic Center Way, El Cajon, CA 92020

LEAD AGENCY CONTACT PERSON: Lorena Cordova, Associate Planner, 619.441.1539

PUBLIC REVIEW PERIOD:

Begins: August 31, 2015

Ends: October 1, 2015

PUBLIC HEARING: **On or after October 6, 2015**, the Planning Commission will hold a public hearing to make a recommendation to the City Council, and the City Council will hold a public hearing **on or after October 13, 2015** to consider the proposed project. A separate notice will be published for the hearings.

The Draft Negative Declaration is available for public review at El Cajon City Hall at 200 Civic Center Way El Cajon, CA 92020, on the City's Web Page at <http://cityofelcajon.us/your-government/departments/community-development/planning-group/current-development>, and at the two El Cajon public libraries located at 201 East Douglas Avenue and 576 Garfield Avenue. Pursuant to State CEQA Guidelines Section 15105, anyone interested in the Draft Negative Declaration or the project, is invited to comment by written response on or before the close of business on October 1, 2015. Written comments should be addressed to: Lorena Cordova, Associate Planner, Planning Division, City of El Cajon, 200 Civic Center Way, El Cajon, CA 92020; or by email to lcordova@cityofelcajon.us.

Initial Study / Environmental Checklist and Negative Declaration
Zoning Code and Select Municipal Code Sections Omnibus Update

Table 1: Zoning Code Edits

CODE SECTION:	EDIT:
5.52	Modified the sections for Community Event Permit
5.52.010	Eliminated the definition for vending machine
5.52.020	Changed language in this section to reflect community event permit
5.52.030	Deleted the entire section for Vending Permit Application
5.52.040	Changed the section number from 5.52.040 to 5.52.030 and deleted subsection C
5.52.050	Deleted the entire Void Vending Permits section
5.52.060	Changed the section number from 5.52.060 to 5.52.040 and changed references from vending to community event permit
5.52.070	Changed the section from 5.52.070 to 5.52.050 and changed references from vending to community event permit
5.52.080	Changed the section from 5.52.080 to 5.52.060 and updated reference from vending to community event permit
9.22.020	Made changes to subsection C to loosen up the requirements
12.24.020	Modified the person from Chief of Police to City Manager or designee under the permit required section
12.24.030	Changed the permit issuance person from Chief of Police to City Manager or designee in all reference under the permit issuance section
12.24.040	Changed the person from Chief of Police to City Manager or designee under the standards for issuance section
12.24.050	Change the person from Chief of Police to City Manager or designee under the permit not to be issued section
12.24.060	Changed references from Chief of Police to City Manager or designee and identified needing to file the application within a timeframe of ninety instead of just 30 days prior to the event.
12.24.070	Deleted the section referencing appeals go to city council
12.24.080	Changed this section to 12.24.070, included appeal language and specified that the appeal hearing must be within 30 days.
12.24.090	Modified the person from Chief of Police to City Manager or designee under the determination to temporarily close the street
15.82.035	Revised the reference to the Density Bonus section from 17.64.035 (which doesn't exist) to Chapter 17.220
17.140.210	Deleted the use category for "radio, telephone, and/or television transmitting facilities" and deleted Note 13
17.140.210	Deleted the use category for "utilities" and deleted Note 15
17.140.210 17.145.150 17.150.170	Added "Minor Use Permit" to the legend for all the use tables
17.145.120	Modified the Farmer's Market use from a Conditional Use Permit (CUP) to an Administrative Zoning Permit (AZP) with performance standards Added a footnote 34 to reference existing Section 17.225.220
17.145.150	Added a designation to the commercial land use table for amusement parks to be permitted by CUP in the C-N zone, just as the other commercial zones with the exception of the O-P zone where they will not be permitted.
17.145.150	Modified electronic retail sales description to include "consumer," removed "and installation" and changed the designation from prohibited to permitted in the C-N zone
17.145.150	Changed the designation for new auto parts and accessories from CUP required to permitted use in the C-G and C-R zones where use is currently allowed

Initial Study / Environmental Checklist and Negative Declaration
Zoning Code and Select Municipal Code Sections Omnibus Update

17.145.150	Changed the designation for appliance repair from a CUP to X in the C-G and C-R zones and only permitted in the C-M zone
17.145.150	Deleted camping facilities
17.145.150	Changed the designation for circuses and carnivals to only allow it by Temporary Use Permit in the C-R zone
17.145.150	Added "food trucks" to the use category of "kiosk, booth and stand" Added language to the existing footnote 11 for performance criteria
17.145.150	Changed "convalescent home" to "skilled nursing facility" and noted it was permitted in all commercial zones
17.145.150	Changed the requirement for a CUP to a Minor Use Permit for "day care facility"
17.145.150	Allowed the "equipment rental with outdoor..." by CUP in the C-R and C-M zones
17.145.150	Allowed the "equipment rental without outdoor" to be permitted in the C-M
17.145.150	Allowed "famer's market" by AZP
17.145.150	Allowed a "funeral parlor and mortuary" as a permitted use in the O-P zone
17.145.150	Allowed the "game center and video arcade" as a permitted use in the zones currently allowed by CUP which include the C-G and C-R zones.
17.145.150	Allowed "hardware store, outdoor..." by CUP in the C-M
17.145.150	Allowed "hardware store, indoor..." as a permitted use in the C-M zone
17.145.150	Allowed "manufactured housing sales" as a permitted use in the C-M zone
17.145.150	Allowed "parcel delivery and postal services..." to be permitted in the O-P and the C-N zones
17.145.150	Consolidated the "public assembly" for sports and non-sports related use category and changed to allow the permitted use within the O-P and the C-N zones
17.145.150	Changed the "trailer and camper sales" use category to be permitted in the C-M zone and not require a CUP
17.145.150	Deleted "airport and flying fields" use category
17.145.150	Changed the "vocational and trade school" to be permitted in the C-N zone instead of requiring a CUP
17.145.150	Consolidated the "recreational facility" use category for outdoor and indoor, defined use category and lowered the review to a Minor Use Permit instead of a CUP
17.145.150	Deleted "light rail terminal"
17.145.150	Deleted "parking lots and garages, short term requiring payment of a fee"
17.145.150	Deleted "free parking" after the words "parking lots and garages, short term"
17.145.150	Deleted "facilities with transmitters" after "radio and/or television broadcasting" and permitted use instead of requiring a CUP in those zones currently allowed
17.145.150	Deleted "railroad facility"
17.145.150	Added a designation for towing to be prohibited in the C-N and the C-R zones
17.145.150	Changed the designation to allow "botanical gardens" as a permitted use in all zones in which it is currently allowed
17.145.150	Changed the designation to allow "government administrative offices (not including services)" in all zones as a permitted use in all the zones it is currently permitted
17.145.150	Changed the designation to allow "museum" as a permitted use in all zones it is currently permitted
17.145.150	Deleted "United States Postal Services Facilities" and referenced "Note 25"
17.145.150	Deleted "zoo"
17.145.150	Deleted "public safety facility"
17.145.150	Deleted "military base"
17.145.150	Added Microbrewery as a use category that is allowed with approval of a CUP in the C-G and the C-R zones Added a footnote 35
17.150.030	Modified the "Intent of Industrial Zones" specifically under subsection A for retail
17.150.040	Modified the "Conduct of Use" to include retail language

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Zoning Code and Select Municipal Code Sections Omnibus Update

17.150.170	Changed the designation for ammunition manufacturing from CUP to permitted use in the M zone
17.150.170	Deleted the use category for "airport and flying field"
17.150.170	Created two separate use categories in lieu of the one for "auction house" to a permitted use indoors and a CUP outdoors
17.150.170	Deleted the "circus and carnival" use category
17.150.170	Changed "fuel storage and distribution, bulk fuel storage" from CUP to permitted use
17.150.170	Changed "government administrative office" from CUP to permitted use and noted it does not include services
17.150.170	Deleted military base, parking lot and structure, long term vehicle storage and radio and/or television transmitting facilities use categories
17.150.170	Eliminated the words "short term" from the parking lot and structure use category
17.150.170	Changed the designation for truck sales from a CUP to a permitted use and added parenthesis for "including the sale of large commercial trucks, vans and buses"
17.150.170	Changed the designation for vocational or trade schools from a CUP to a permitted use
17.150.170	Removed Note 3 for "flight school" table and endnote
17.185.170	Added a reference to section 17.140.220 Modified Development Standards for Affordable Housing for the parking requirements for age-restricted, supportive and affordable housing developments
17.210.040	Added a definition for "hip flask"
17.210.100	Clarified language in subsections C and D regarding the alcoholic beverage size limitations
17.225.020	Changed the reference for requiring a CUP for the use to an AZP
17.225.200	Corrected the reference for definitions to Alternative Lending from 17.110.020 to 17.105.020
17.225.220	Added performance standards for farmer's markets
17.225.230	Added criteria for Microbrewery
17.225.240	Added performance standards for food trucks
17.245.080C	Added a reference to section 17.130.115 for the allowed architectural projects to be above the allowable heights of the underlying zone
17.245.090	Corrected a reference to a subsection that didn't exist, noting that instead of subsection "5" it should be subsection "E"
17.260.040	Consolidate subsections A, B and C into one and added language to clarify that not all changes trigger a determination of a consistency
17.260.050	Deleted the sentence "If the structure is within Review Area 1, a determination of consistency from the ALUC is also required."

REVISED NOTICE OF PUBLIC HEARING

The El Cajon City Council will hold a public hearing at **3:00 p.m., Tuesday, October 27, 2015 (instead of 7:00 p.m. as previously advertised)** in City Council Chambers, 200 Civic Center Way, El Cajon, CA for the following item:

AMENDMENT OF EL CAJON MUNICIPAL CODE – ZONING CODE OMNIBUS UPDATE (CITYWIDE). This is a City-initiated proposal to amend Title 17 (Zoning) of the El Cajon Municipal Code to address the need for minor technical changes to improve clarity and consistency. Notable among the proposed changes are edits to the Zoning Code elimination of obsolete land use categories; modifications to the land use tables to reduce permit review levels; creation of a Minor Use Permit to provide an administrative review process for uses that are minor in nature and, have generally no impact on surrounding uses; and the creation of performance standards for microbreweries. The draft amendments are posted to the City's website at: <http://cityofelcajon.us/home/showdocument?id=4642> and available for review at the Planning Group office, 200 Civic Center Way El Cajon, CA.

The public is invited to attend and participate in this public hearing. The agenda report for this project will be available 72 hours prior to the meeting of the City Council at <http://cityofelcajon.us/your-government/calendar-meetings-list>. To download a copy, click the *current agenda – full version* link, then the agenda item. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearings, but will be available at the Planning Group and City Clerk counters upon request.

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

If you have any questions, or wish any additional information, please contact Lorena Cordova at 619.441.1539 or via email at lcordova@cityofelcajon.us and reference "Zoning Code Amendments" in the subject line.

City Clerk Date Stamp

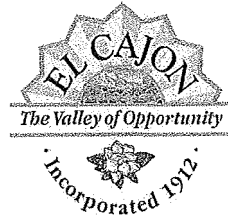
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City of El Cajon Agenda Report

MEETING: 10/27/15

ITEM NO: 6.1



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

FROM: Mayor 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:

- October 12, 2015 - Community Forum about Crime
- October 15, 2015 - Meeting w/ Olaf Wieghorst Museum Representatives
- October 20, 2015 - Cajon Valley Republican Business Women's Federated Mtg.
- October 20, 2015 - Interview w/ KGB Radio
- October 21, 2015 - Interview w/ KSON Radio
- October 21, 2015 - Meeting w/ ECPOA and John Dadian
- October 22, 2015 - ECPD Promotion & Retirement Ceremony
- October 23, 2015 - SANDAG Board Meeting
- October 23, 2015 - Interview w/ KUSI
- October 23, 2015 - Hauntfest Costume Contest Judge
- October 27, 2015 - City Council Meeting at 3:00 p.m.

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

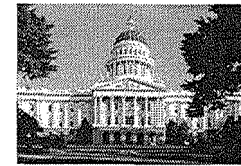
SUBMITTED BY,



Bill Wells
Mayor



LEGISLATIVE REPORT 2015-2016



6.2

NO REPORT AT THIS TIME

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City of El Cajon Agenda Report

MEETING: 10/27/15

ITEM NO: 7.1



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

October 15, 2015 -	Meeting w/ City Manager
October 22, 2015 -	Heartland Communication Facility Authority Meeting
October 23, 2015 -	Hauntfest Costume Contest Judge
October 27, 2015 -	City Council Meeting at 3:00 p.m.

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

SUBMITTED BY,

Gary Kendrick

Gary Kendrick
Councilmember



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City of El Cajon Agenda Report

MEETING: 10/27/15

ITEM NO: 8.1



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

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.


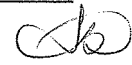
REPORT:

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

- October 16, 2015 - City Manager Meeting
- October 16, 2015 - Women in Leadership Luncheon
- October 19, 2015 - Incubator Meeting with Dr. Barka
- October 21, 2015 - Unite San Diego
- October 22, 2015 - El Cajon PD Promotion & Retirement
- October 23, 2015 - Hauntfest in Downtown El Cajon
- October 27, 2015 - Council Meeting at 3:00 p.m.

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

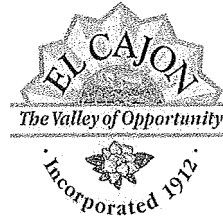
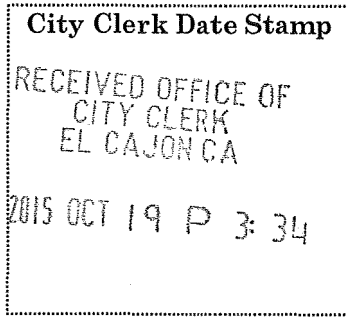
SUBMITTED BY,


Tony Ambrose
Councilmember 

City of El Cajon Agenda Report

MEETING: 10/27/15

ITEM NO: 9.1



TO: Mayor Wells, Councilmembers Ambrose,
Bales, Kendrick
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:

October 15, 2015 -	MTS Meeting
October 27, 2015 -	City Council Meeting at 3:00 p.m.

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

SUBMITTED BY,

Bob McClellan
Bob McClellan
Mayor Pro Tem

City Clerk Date Stamp

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City of El Cajon Agenda Report

MEETING: 10/27/15

ITEM NO: 10.1



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

- October 13, 2015 - Newcomers Collaborative Meeting
- October 14, 2015 - Meeting with City Manager
- October 15, 2015 - Water Authority Symposium
- October 16, 2015 - Women in Leadership Luncheon
- October 21, 2015 - Unite San Diego Vision Dinner
- October 22, 2015 - El Cajon Police Promotion and Retirement Ceremony
- October 23, 2015 - Hauntfest on Main Street Costume Contest Judge
- October 27, 2015 - Meeting with City Manager
- October 27, 2015 - City Council Meeting at 3:00 p.m.

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

SUBMITTED BY,

Star Bales

Star Bales
Councilmember

A handwritten signature in black ink, appearing to read "Star Bales", with a stylized flourish at the end.

ORDINANCE NO. _____

AN ORDINANCE APPROVING ZONING RECLASSIFICATION 2292
REZONING PROPERTY AT THE SOUTHWEST CORNER OF
WEST RENETTE AVENUE AND SOUTH SUNSHINE
AVENUE FROM R-1-6 ZONE TO R-3 ZONE.

The City Council of the City of El Cajon does hereby ordain as follows:

SECTION 1: The City Council held a public hearing on May 12, 2009, to consider Zoning Reclassification 2292, in which it was requested that the City Council rezone two lots located at the southwest corner of West Renette Avenue and South Sunshine Avenue (APNs: 492-331-07 and 492-331-08) from R-1-6 Zone to R-3 Zone in order to allow the development of a new four-unit Planned Unit Development. At the same meeting, the City Council considered companion items Planned Unit Development 331 and Tentative Subdivision Map 643.

SECTION 2. This project is exempt from CEQA under the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment (Guidelines Section 15061(b)(3)). The CEQA Guidelines define a "significant effect on the environment" as "a substantial adverse change in the physical conditions which exist in the area affected by the proposed project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance."

SECTION 3. The City Council hereby makes the following findings:

1. The land uses authorized by the proposed R-3 Zone are compatible with the objectives, policies, general land uses, and programs specified in the General Plan.
2. The proposed rezoning of the subject property is consistent with the General Plan Land Use Designation (Medium Density), which governs the subject property.
3. The proposed rezoning of the subject property does not reduce the number of sites identified in the Housing Element to a level less than capable to accommodate the City's share of the regional housing need pursuant to California Government Code Section 65584.
4. It is in the public necessity and convenience and general welfare that the zoning of the subject property be changed from the R-1-6 Zone to the R-3 Zone.

SECTION 4. The City Council hereby REZONES Assessor's Parcel Numbers 492-331-07 and 492-331-08 to Multi-Family (R-3) Zone.

SECTION 5. This ordinance shall become effective thirty (30) days following its passage and adoption.

ZR 2292

5/12/09 – (Item 101) 1st Reading
10/27/15 – (Item 14.1) 2nd Reading