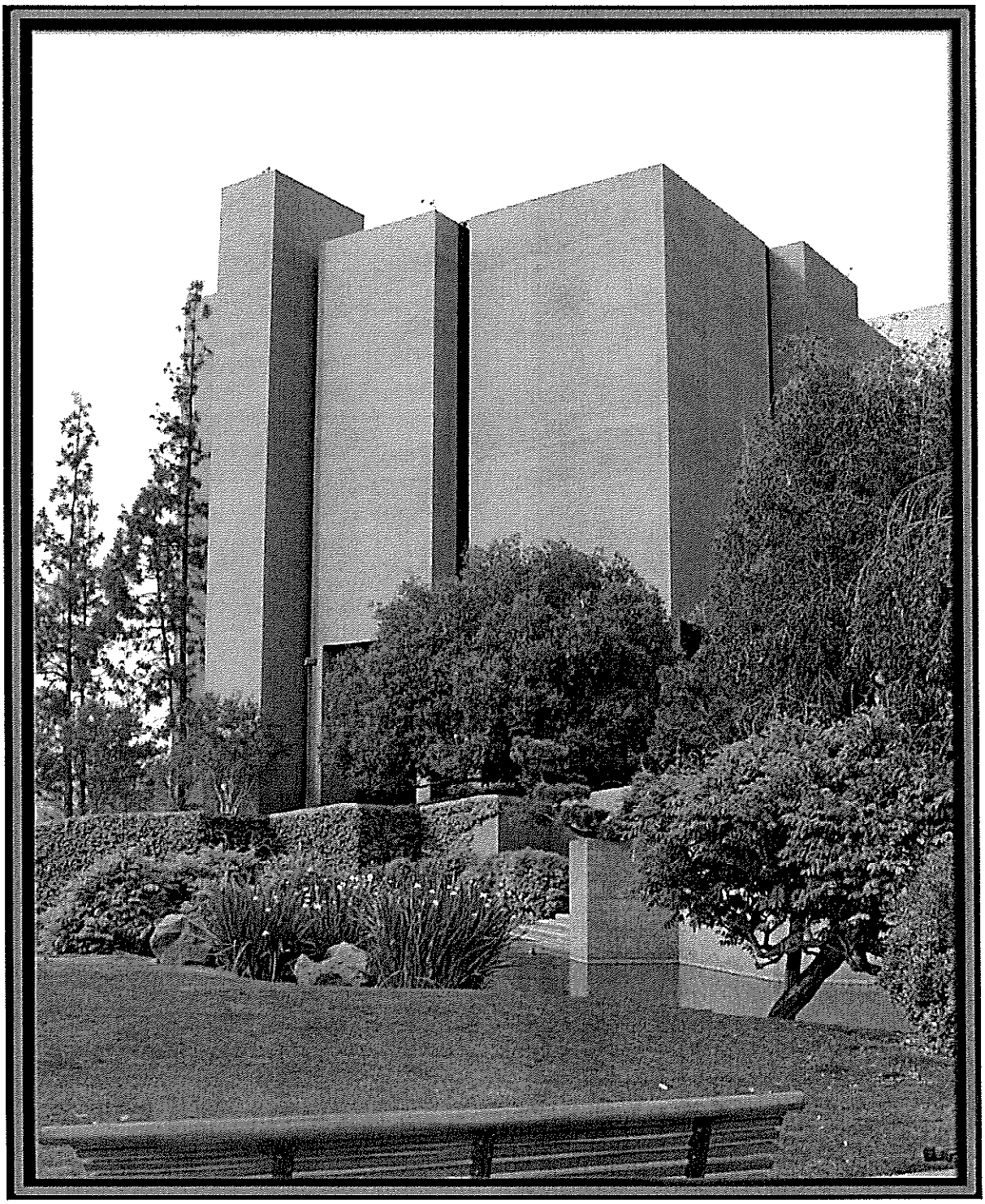
HOUSING POLICY
DEVELOPMENT, HCD
MAR 3 0 2009

CITY OF EL CAJON

ANNUAL REPORT

IMPLEMENTATION STATUS OF THE CITY OF EL CAJON GENERAL PLAN

2008



Highlights of Implementing the General Plan

1. LAND USE ELEMENT

The City amended the General Plan Land Use Map in 2008 by changing property located in the downtown area from Special Development Area 9 to Public Institution for a future Public Safety Center. The construction for Public Safety Center should begin in May 2009. The City continues its efforts working on the new Downtown El Cajon Specific Plan. The new plan will propose an intensification of land use in a large project area by promoting mixed-use development, optional transit opportunities and sustainable growth.

2. HOUSING ELEMENT

The City of El Cajon Housing Element was formally adopted by the El Cajon City Council in February 2007. The Department of Housing and Community Development accepted and certified the Housing Element in August of 2007. The Housing Element was not amended during the 2008 calendar year.

Housing Development

The City contributed funds toward the development of seven affordable single-family homes in a planned development. The development was completed in 2008.

Housing Programs

The City has adopted a series of programs and practices designed to assist in removing governmental constraints to the production of housing for all income levels and persons with disabilities, including a first time home buyers program and single-family and mobile home rehabilitation programs. With most affordable developments, a Planned Development is prepared through which development criteria can be tailored to match the project to the site and the neighborhood.

3. CIRCULATION ELEMENT

Roadways and Circulation

- In 2008, the City of El Cajon installed a traffic monitoring improvement system that included 15 video cameras and associated electronic equipment.

- In 2008, the City amended the General Plan's Safety Element to incorporate the adopted Multi-Jurisdictional Hazard Mitigation Plan by reference.

- The City continually maintains an Emergency Disaster Response Plan.

- The City has an on-going weed abatement program.

- The City inspected all public and private schools, places of assembly, high-rise buildings, institutional uses, etc. under the Annual Fire Safety Inspection Program.

Flood Hazards

- In an effort to ensure the safety of the residents, the City continues to apply the development standards set forth in the City's Flood Ordinance.

- The City began work on a drainage master plan to address areas of needed improvement.

Public Safety Center

- The City approved a new Public Safety Center (Police Station). Construction is expected to begin in May of 2009.

6. CONSERVATION ELEMENT

- The City continues to require that all development proposals receive proper environmental review under CEQA.

7. NOISE ELEMENT

- The City continually implements the noise standards and criteria stated in the El Cajon Municipal Code for every commercial, industrial and residential development.

- Noise attenuating measures such as building setbacks, walls, increased landscaping, and special building insulation are required for residential land uses proposed in noise-sensitive areas.

GENERAL PLAN ANNUAL REPORT – 2008 REPORTING PERIOD

	Objective/Policy	Status	Comment
O 1-1.	Ordinance requirements for landscaping of commercial areas will be reviewed, upgraded and enforced.		
P 1-1.1.	Adequate landscaped off-street parking areas shall be provided for all commercial areas and they shall be properly maintained.	On-going	Implemented through conditions of approval
P 1-1.2.	Numerous trees and ample landscaping shall be used around and within commercial areas to break up the monotonous and barren look of parking areas.	On-going	Implemented through conditions of approval
O 1-2.	Old, nonconforming signs, derelict signs and abandoned signs will be made to conform to the sign ordinance.		
P 1-2.1.	The City shall continue the practice of conducting an annual public hearing to eliminate derelict and abandoned signs.	Completed	
P 1-2.2.	The City shall keep an inventory of nonconforming, derelict and abandoned signs by property.	Completed	
P 1-2.3.	The development or redevelopment of a property shall be used as a means of bringing the nonconforming signs on said property into conformance with the sign ordinance.	Completed	

P 1-2.4.	The City shall continue the vigorous enforcement of sign regulations, including the adoption of new penalties for repeated sign violations.	Implemented through Code Enforcement	
O 1-3.	Signs which must be viewed from the public street (street name signs, addresses, traffic signs, etc.) shall be visible, attractive and well maintained.		
P 1-3.1.	The City shall conduct periodic assessments of street name signs, street address numbers and traffic signs to see that they are clearly visible and well-maintained.	On-going	Implemented through the Traffic and Building Divisions
P 1-3.2.	The City shall coordinate the requirements for street addresses between the various codes and if necessary draft an ordinance setting the City requirements for street addresses.	Implemented	
P 1-3.3.	The City shall conduct periodic work programs designed to bring street addresses into compliance with required ordinances.	Implemented	
P 1-3.4.	The City shall establish ongoing work programs for the maintenance and replacement of street and traffic signs.	Implemented & On-going	Implemented and on-going through the Traffic Maintenance Budget
O 1-4.	The City will establish minimum, objective, design criteria to improve the appearance of future development.		

P 1-4.1.	The City's design criteria will be set forth as a policy which shall be adopted by the City Council.	Implemented	City Council Policy B-14
P 1-4.2.	The City shall adopt a permanent ordinance setting forth requirements for design criteria and review procedures for all development proposals in the City. This ordinance shall include specific procedures for design review within the City's expanded redevelopment district, and shall adopt by reference the design criteria adopted by City Council policy.	Not implemented for whole City – SP 182 adopted for downtown area	Currently working on a new Downtown El Cajon Specific Plan to implement design criteria in expanded redevelopment district, which is beyond that covered by SP 182.
O 1-5.	A concept of urban design will be established, particularly for major thoroughfares and entrance points to the city.		

P 1-5.1.	The City shall adopt a series of design plans for the treatment of major thoroughfares within the city, starting first with those major streets within the expanded redevelopment district. These plans may take into account all visual aspects of the streets, including paving, sidewalks, signage, landscaping, street lights, undergrounding of utilities, street furniture, bus stop shelters, and landscaping and setback areas on the adjacent private property. These shall be adopted as specific plans and shall serve to enhance and unify the appearance of such streets. Where practical, these plans shall include noteworthy entrance points to the City and shall include a "Community Sign" program.	Implemented for E. Main between Claydelle and Magnolia in 2007. Implemented for W. Main St. between Magnolia and Sunshine Avenues and for Magnolia Avenue between Lexington and Madison Avenues in 2008.	
P 1-5.2.	The City shall retain a street tree program defined by City Council Policy.	Implemented and On-going	Muni Code 9.56 City Council Policy D-4
P 1-5.3.	The use of public art will be encouraged in all public projects and in major private redevelopment projects.	Not implemented	
O 1-6.	The undergrounding of utility lines on a systematic basis will be continued.		
P 1-6.1.	The utilities for all new development and all major redevelopment in the city shall be undergrounded.	Implemented in new subdivisions	

P 1-6.2.	The utilities for all expansion projects in the city shall be undergrounded whenever and wherever practical.	On a case by case basis	
P 1-6.3.	The City shall continue to coordinate its underground policies and underground projects with the public utilities.	Implemented and on-going through 20 A Funds	Underground project on E. Main St. between 3rd St. and northerly city limits.
P 1-6.4.	The City shall continue to coordinate the undergrounding of utilities with street improvement projects.	On-going	
P 1-6.5.	Redevelopment funds may be used to achieve the undergrounding of public facilities where other reasonable alternatives cannot be found.	Not implemented	
O 1-7.	The maintenance of required landscaping for commercial, industrial and multiple family development will be thoroughly enforced.		
P 1-7.1.	The City shall periodically review and, if necessary, strengthen its ordinances by which landscaping is required to be maintained.	Review periodically	Revised current Landscape Policy C-6 to incorporate specific drought tolerant plants by reference.
P 1-7.2.	The City shall systematically and vigorously enforce landscaping requirements through the complete array of enforcement legislation available to it.	On-going by code enforcement	
P 1-7.3.	The City shall strengthen its enforcement and proactively pursue violations of landscape maintenance.	On-going by code enforcement	

P 1-7.4.	Required landscaping which has been allowed to die shall be replaced either by the property owner or by the City, which will then charge the property owner.	On-going by code enforcement	
P 1-7.5.	The City shall strengthen efforts at encouraging low water use landscaping in terms of plant materials and landscaping design.	Implemented and On-going	Revised Landscape Policy C-6 to incorporate specific low water use plants by reference.
O 1-8.	The completion of public facilities such as streets, curbs, gutters, sidewalks and drainage facilities will be sought not only for the improvement of public safety and to assist the movement of people and goods but also as a means to improve the appearance of the community.		
P 1-8.1.	The City shall continue to use reasonable means within the Streets and Highways Code to complete necessary public improvements in the community.	On-going	
P 1-8.2.	As a policy consideration, the City shall regard public facilities as one of the means at its disposal to improve the appearance of an area.	On-going	City parks throughout the city are continually maintained and landscaped
P 1-8.3.	The City shall consider the use of funds which may be available from redevelopment to complete public improvements within the expanded redevelopment district.	Implemented and on-going where feasible	Redevelopment funds were used for the Magnolia Ave. Streetscape Improvement Project.

P 1-8.4.	The City shall use expanded developer responsibilities to complete public improvements.	On-going	
P 1-8.5.	In order to preserve the semi-rural quality of certain neighborhoods, the City shall recognize reduced street standards.	On-going	Adopted street improvement standards manual
O 2-1.	New public administration activities, cultural activities and high rise office activities will be concentrated in the downtown area.		
P 2-1.1.	Through provisions of both ordinance and policy decisions, the City shall provide incentives for the location of new public administration activities, new cultural activities, high rise office activities, residential development and supportive commercial uses in the Redevelopment Project Area, especially that area known as the old downtown area of the city.	Implemented	Downtown Master Design Plan 1992 (SP 182)
P 2-1.2.	The City shall become active in soliciting public administration activities, cultural activities, high rise office activities and support commercial uses in the old downtown area.	On-going	

P 2-1.3.	The City shall implement the "Urban Village" concept recommended by the Stanford Research Institute Report of 1983 within the Redevelopment Project Area, especially that area known as the old downtown area of the city.	Implemented through SP 182	
O 2-2.	The physical form and the street system of the downtown area will be reshaped if necessary		
P 2-2.1.	The primary function of the street system developed in the downtown area shall be to move traffic safely and efficiently.	On-going	
P 2-2.2.	Where it is possible to eliminate portions of a street or alley or portions of a public right-of-way, the vacated property may be used for development.	Implemented and on-going	
P 2-2.3.	The City shall by 1991 completely review traffic circulation in the downtown area and establish priorities for the provision of improvements.	Implemented	
P 2-2.4.	The secondary function of the street system in the downtown area shall be to enhance the area through its design and appearance.	On-going	Completed Magnolia Ave. Streetscape Improvement Project.
O 2-3.	Blighted areas shall be considered for redevelopment.		
P 2-3.1.	The City shall become active in the solicitation of new uses in the downtown area.	On-going	In partnership with El Cajon Community Development Corporation

P 2-3.2.	The City may assist developers in the assemblage of land, in the provision of public improvements, and/or in the clearance of property to help provide redevelopment in blighted areas	On-going through Redevelopment Agency	Removed blighted buildings on Magnolia Ave. between Civic Center Way and Park Avenue and on Park Ave. just east of Magnolia Ave.
P 2-3.3.	Quality standards of development shall be used in the replacement of blighted areas.	On-going – SP 182	
O 3-1.	The City shall assume a proactive role in matters of redevelopment.		
P 3-1.1.	Even though the City already has greatly expanded the City's original redevelopment district into the City of El Cajon Redevelopment Project Area, the City should remain alert to the possibilities of further expansion should the unique opportunities offered by redevelopment be appropriate for other areas of the community.	Implemented through SP 182	
P 3-1.2.	The City shall have sufficient staff for the specific purpose of advancing the timing of redevelopment activity.	Implemented	
P 3-1.3.	The City shall assist in the timely acquisition of property which shows genuine promise of being a part of a redevelopment project.	On-going	
O 3-2.	The City shall establish redevelopment goals, set schedules, create deadlines and set aside funds for achieving those goals.		

P 3-2.1.	The City shall, with all reasonable speed, accomplish the budgeting requirements for the redevelopment district.	On-going	
P 3-2.2.	The City shall, with all reasonable speed, initiate a significant redevelopment project within the expanded redevelopment district.	Not implemented	
P 3-2.3.	The City shall create one or more Special Development Areas for the expanded redevelopment district, adopt specific plans containing special development standards, special use provisions, and special procedures regulating development.	Implemented	
P 3-2.4.	The City shall introduce and use the concept of developer's agreements.	On-going	
O 4-1.	The area around Gillespie Field will be maintained as the City's prime industrial area.		
P 4-1.1.	The City shall continue its excellent cooperation with the County of San Diego in the joint development of a quality industrial area with Gillespie Field as its focus.	On-going	
P 4-1.2.	The City shall review and improve the circulation patterns in and around Gillespie Field.	Partially implemented	Extended North Marshall Ave. to Cuyamaca St.

P 4-1.3.	A diversity of industrial uses shall be encouraged to locate in the El Cajon area; however, heavy industrial uses or industries creating noxious or nuisance conditions shall be restricted.	Implemented	M zone
P 4-1.4.	The City shall solicit industrial opportunities, cooperating especially with the East County Economic Development Council and the El Cajon Chamber of Commerce.	On-going	
O 4-2.	The Gillespie Field Industrial Area will be used exclusively for industrial and industrially related purposes.		
P 4-2.1.	Uses which are incompatible with quality industrial development shall be excluded from the City's Industrial Park category as shown cn the General Plan.	On-going	
P 4-2.2.	The Zoning Ordinance and City policies shall be so structured as to prohibit commercial or other intrusion into the Gillespie Field Industrial Area, with one exception as listed below.	Implemented	
P 4-2.3.	That portion of the Gillespie Field Area which is indicated as Special Development Area No. 1 near the intersection of Weld Blvd. and Cuyamaca Street shall be permitted to develop with commercial uses which are complementary to and supportive of industrial uses.	SP 291 adopted	

O 4-3.	The Main-Marshall-Johnson Industrial Area will be maintained as the City's secondary industrial area.		
P 4-3.1.	The City recognizes that the Main-Marshall Industrial Area is subject to development influences such as the new trolley/transit center that will modify its role as an exclusive industrial area.	On-going	
P 4-3.2.	Well established industrial and light industrial uses will be permitted to remain.	On-going	
P 4-3.3.	New directions in land use will be accepted provided they remain basically compatible with industrial uses.	On-going through proposed SP 182 revision	
P 4-3.4.	A Special Development Area will be located on and around the transit center which will permit the establishment of uses capitalizing on this facility.	Implemented through SDA11	
P 4-3.5.	Smaller and older industrial lots will be encouraged to consolidate and redevelop with contemporary uses providing up-to-date standards.	On-going through development proposals	
O 4-4.	The City, through ordinance, policy and practice, will strive to improve the quality of industrial development.		
P 4-4.1.	The City shall develop and use performance standards based on changing technologies.	On-going	

P 4-4.2.	Undergrounding of distribution utility lines shall be accomplished where economically and technically feasible.	Partially implemented	Broadway / Main to northerly city limits began in 2008 and is on-going.
P 4-4.3.	Older industrial areas shall be upgraded through both on-site and off-site improvements. Public facilities, such as curbs, gutters, sidewalks, street lighting and fire protection facilities, shall be provided. Blighted and deteriorated buildings shall be removed. Smaller properties shall be combined and outmoded uses replaced with contemporary uses.	On-going	
P 4-4.4.	Judicious landscaping of developed properties and parking areas shall be required in industrial areas. Loading, storage and other unsightly areas shall be screened from residential and commercial areas. Vacant properties shall be maintained to keep them from becoming unsightly.	Implemented and on-going	
P 4-4.5.	Adequate off-street parking facilities shall be provided for industrial development, as shall space for maneuvering, loading, docking and storage.	Implemented through entitlement process and on-going	
P 4-4.6.	The City shall require that all industrial operations excepting storage, loading and unloading shall be done inside buildings except as permitted under special circumstances.	On-going	

O 5-1.	Maintain and enhance the quality of residential neighborhoods in El Cajon.		
P 5-1.1.	The City shall advocate the rehabilitation of substandard residential properties by homeowners and landlords.	On-going	Rehabilitation programs administered by Housing Code enforcement
P 5-1.2.	The City shall continue to utilize its code enforcement program to bring substandard units into compliance with City codes and to improve overall housing quality and conditions in El Cajon.	On-going	
P 5-1.3.	City shall promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.	On-going	
P 5-1.4.	The City shall preserve affordable housing stock.	On-going	Condo conversions – First Time homebuyer programs
O 5-2.	Encourage the adequate provision of housing by location, type of unit, and price to meet the existing and future needs of El Cajon residents.		
P 5-2.1.	The City will provide a variety of residential development opportunities in the city to fulfill regional housing needs.	On-going	Implemented through the Redevelopment and Housing Department

P 5-2.2.	The City will facilitate the production of housing for all segments of the population including those with special needs.	On-going	Redevelopment & Housing Dept. participates annually in the production of housing for those with special needs
P 5-2.3.	The City will require that housing constructed expressly for low income households not be concentrated in any single portion of the city.	On-going	
P 5-2.4.	The City will implement the Downtown Specific Plan and facilitate the development of higher density housing in and around downtown.	On-going	Currently developing a new Downtown Specific Plan, which includes higher density housing
P 5-2.5.	The City will encourage the development of new housing units designated for the elderly and disabled persons to be in close proximity to public transportation and community services.	Implemented and on-going	Senior Housing
P 5-2.6.	The City will pursue State and Federal funding sources to maintain the supply of affordable housing in El Cajon.	On-going	Sources include: CDBG, HOME (ADDI), CAL-HOME, LMIHF
P 5-2.7.	The City will continue to use the San Diego County Housing Authority to provide rental assistance to lower income households with special needs who are overpaying for housing.	On-going	The County of San Diego subsidizes rent through the Section 8 program
O 5-3.	Provide increased opportunities for home ownership.		

P 5-3.1.	The City will assist in the development of affordable ownership housing for low income residents	On-going	Redevelopment Agency, HOME funds
P 5-3.2.	The City will provide favorable home purchasing options to low and moderate income households, such as through interest rate write-downs, down payment assistance, mortgage revenue bond financing and Mortgage Credit Certificates.	On-going	Implemented through Redevelopment and Housing
P 5-3.3.	The City will facilitate the purchase of units converted to condominium ownership by existing tenants through use of ownership subsidies.	On-going	First Time Home Buyers Program
O 5-4.	Remove governmental constraints on housing development.		
P 5-4.1.	The City will continue to allow second units, condominium conversions, and residential units in office/commercial zones as specified in the City's Zoning Ordinance.	On-going	Approved three second-family units in 2008
P 5-4.2.	The City will encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.	On-going	
P 5-4.3.	The City will allow manufactured housing in all residential zones.	On-going	

P 5-4.4.	The City will facilitate building permit and development plan processing for residential construction. The city will expedite project review of residential developments with an affordable housing component.	On-going	
O 5-5.	Promote equal opportunity for all residents to reside in housing of their choice.		
P 5-5.1.	The city with prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, handicap, income, sex, age, and housing composition.	Implemented and on-going	
P 5-5.2.	The City will provide fair housing services to El Cajon residents.	Implemented and on-going	Redevelopment & Housing Department
P 5-5.2.	The City will encourage the dispersion of affordable housing to avoid the overconcentration of such units in any geographic areas.	Implemented and on-going	Cornerstone on E. Main St., Wisconsin Cottages on Wisconsin Ave. & Habitat for Humanity on Avocado.
O 5-6.	Ensure that new housing is compatible with existing development and sensitive to environmental needs.		
P 5-6.1.	The City will continue to maintain and develop a set of strong local ordinances intended to benefit the quality of living in residential areas and to promote high standards of aesthetics.	Implemented and on-going	

P 5-6.2.	The City will prohibit or restrict, as appropriate, residential development within or in close proximity to airport flight patterns, freeways, railroads, industrial areas, areas subject to flooding or geologic hazards or any other areas determined to be incompatible or inharmonious.	On-going	
P 5-6.3.	The City will encourage the design of residential developments which are buffered from nearby commercial and industrial area, freeways and railroads and avoid fronting on major (primary and secondary) streets.	On-going	
P 5-6.4.	The City will require residential developments to respect the natural topography by avoiding excessive grading and promoting planned or clustered developments in hillside and other areas containing sensitive physical and biological features and open spaces worthy of preservation.	On-going	

P 5-6.2.	The City will encourage residential developments which form neighborhood units with both natural (streams, ridgelines, etc.) and man-made (major streets, etc.) boundaries and which focus on schools, parks and other activity centers in order to create neighborhood focal points to foster social interaction within the neighborhood.	On-going	
O 5-7.	Ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing and independent living.		
P 5-7.1.	The City will seek to address the needs of the homeless and those threatened with homelessness using a continuum of care model.	On-going	Permitted by right (Homeless Shelter) in CM- & M-zone
P 5-7.2.	The City will evaluate support facilities and service needs of the homeless and near homeless and identify appropriate agencies and resources.	On-going	Crisis House Set-Free Center for Social Advocacy
P 5-7.3.	The City will coordinate with the San Diego County Regional Task Force for the Homeless for needs assessment and resource allocation.	On-going	Community Policing Rep
P 5-7.4.	The City will seek to provide adequate sites for homeless shelters and transitional housing facilities to accommodate the City's homeless population.	Partially implemented	Set Free Ministries and Volunteers of America provide transitional shelter facilities and hotel vouchers to El Cajon's homeless

O 5-8.	Provide supportive services for non-homeless persons with special needs.		
P 5-8.1.	The City will seek to provide supportive services and facilities for persons with special needs, including the elderly, disabled, at-risk youth, people with substance abuse, and people living with AIDS/HIV.	On-going	CDBG, HOME (ADDI), CAL-HOME, Redevelopment Agency
O 5-9.	Improve public safety for all residents.		
P 5-9.1.	The City will strive to improve public safety through increased community policing and crime prevention activities.	On-going	Police Department
O 5-10.	Provide for the economic development needs of lower and moderate income target areas.		
P 5-10.1.	The City will support the expansion of employment opportunities for residents through job creation and retention efforts.	On-going	
P 5-10.2.	The City will seek to revitalize economically blighted areas through property rehabilitation and public improvement activities.	On-going	East Main Street and Magnolia Avenue Street Improvement project
P 5-10.3.	The City will support the provision of job training and placement services for the unemployed and underemployed.	On-going	Supported through CDBG to Crisis House & Set Free Ministries
O 5-11.	Provide for needed infrastructure improvements in lower and moderate income target areas.		

P 5-11.1.	The City will coordinate the needed infrastructure improvements through the City's capital improvement planning process.	On-going	
P 5-11.2.	The City will seek to provide for the access needs of the physically disabled.	On-going	ADA compliant driveways and ramps at intersections
O 5-12.	Provide for the needed public and community services and facilities to serve those of lower and moderate income.		
P 5-12.1.	The City will support the provision of new public and community facilities and improve the quality of existing public and community facilities to serve those of lower and moderate income.	On-going	Completed miscellaneous improvements to several parks and recreation facilities, ball fields and community centers
P 5-12.2.	The City will continue to support public and social service agencies that serve the lower and moderate income population through direct funding and/or reduced rents for City-owned buildings.	On-going	Crisis House
O 6-1.	Innovative solutions to traffic problems should receive serious consideration.		
P 6-1.1.	The City should explore a direct physical connection between the redeveloping Civic Center area and the Parkway Plaza area.	Not implemented	

P 6-1.2.	The City should explore additional freeway access points to and from Interstate 8 and Route 67 to help reduce congestion in the Parkway Plaza area.	Explored	
O 6-2.	State Route 52 should be constructed as soon as is practical.		
P 6-2.1.	The City shall exercise all aspects of its authority to gain the early construction of State Route 52.	Exercised	State Route 52 is under construction and completion is expected in late 2010
P 6-2.2.	The City shall be prepared to modify its local streets and highway system to handle the shifts in traffic which are anticipated and which will occur with the construction of State Route 52.	Implemented	
O 6-3.	Public facilities such as streets, curbs, gutters, sidewalks and drainage channels shall be completed to facilitate traffic needs.		
P 6-3.1.	The City shall use reasonable methods to accomplish the installation of public facilities.	On-going	
P 6-3.2.	The City shall require private properties to bear a reasonable and fair burden in the provision of public rights-of-way and public facilities.	On-going	Implemented through planning entitlements and developments
P 6-3.3.	The City shall use all possible funding sources in its efforts to complete and maintain public facilities.	On-going	

O 6-4.	A loop transportation system, preferably within its own right-of-way, shall be established between the El Cajon Transit Center, Parkway Plaza and the old downtown area.		
O 6-5.	Motor vehicle circulation problems shall be identified and solved with solutions explored and implemented as funds are available.		
P 6-5.1.	Streets should be designed with primary emphasis on traffic movement.	On-going	Traffic monitoring system installed at key intersections throughout the City
P 6-5.2.	Rights of way adequate to meet anticipated traffic volumes shall be designated and reserved as far in advance of need as is possible.	On-going	Right of way is continually acquired during public & private development process
P 6-5.3.	Sound design practices should be used to minimize traffic conflicts along primary and secondary streets.	On-going	Traffic monitoring system installed at key intersections throughout the city
O 6-6.	State Route 54 should be preserved as a freeway route.		
P 6-6.1.	State Route 54 shall remain designated as a freeway on the City's General Plan.	Not implemented	CalTrans not planning to build. Studies show SR 54 is not necessary.
P 6-6.2.	The City shall influence, persuade and lobby other jurisdictions and agencies to plan for and then provide for State Route 54 as a freeway.	Not implemented	CalTrans not planning to build

P 6-6.3.	The City shall not intensify proposed land uses within the potential construction corridor of State Route 54.	Not Implemented	CalTrans not planning to build
P 6-6.4.	The City shall encourage CALTRANS to provide for mass transit rights-of-way within freeway design whenever feasible.	On-going	
O 6-7.	All facilities for transportation should be interrelated to one another and to the land uses.		
P 6-7.1.	The planning, development and operation of the various elements in the transportation system (road, rail, mass transit, bicycle facilities, etc.) shall be coordinated to recognize interrelationships both between one element and another, and between each element and land uses they serve or affect.	On-going	
P 6-7.2.	Residential development standards should include provisions for bikeways as separate from sidewalks and vehicular traffic and they should be provided in conjunction with the construction of such residential development.	Not implemented	

P 6-7.3.	Pedestrian and bicycle routes separated from auto traffic should be provided wherever possible. It is particularly desirable that adequate provision be made for pedestrian or bicycle movement at freeway grade separations and interchanges affecting the local street system. Bicycle and pedestrian facilities should be considered as alternative modes of transportation, not just recreational features. The City should take positive action in this area	On-going	The City conducted interviews of transportation engineering firms to award a contract for a new bicycle master plan.
P 6-7.4.	The City should adopt CALTRANS' standards of development for bicycle routes, lanes and paths.	Implemented	
P 6-7.5.	The City should support efforts to provide for a regional transportation system in the county. Also, El Cajon should work toward being served by that regional system and should continue efforts to provide supplemental transportation facilities.	On-going	
P 6-7.6.	Trolley stations and transit lines shall be so located as to gain the maximum benefit for the largest number of users.	Implemented	
P 6-7.7.	The City shall continue to recognize Gillespie Field as an area-wide asset; it should make every effort to preserve the field and cooperate in its continued development.	Implemented and on-going	

P 6-7.8.	In very low traffic areas such as hillside areas or very low density areas, the City may establish adjusted access standards.	Not implemented	
O 6-8.	The development of public transportation systems shall be encouraged.		
P 6-8.1.	Efforts to encourage the use of public transit should be implemented such as cross-town transit, use of shuttle buses, car pooling, Transportation Demand Management Systems and other methods to reduce auto traffic.	On-going	
O 7-1.	The City will consider annexations of those areas currently outside the city limits but within the City's Sphere of Influence when feasible and when sewer allocations and street improvement can be negotiated.		
P 7-1.1.	The City shall revise its General Plan boundaries to coincide generally with its adopted Sphere of Influence.	Not implemented	
P 7-1.2.	The City shall require the preparation of a fiscal impact study for all annexation proposals where it is unclear if there will be a positive fiscal impact for the City.	Implemented on a case by case basis	

P 7-1.3.	The City should inventory all unincorporated areas within the City's Sphere of Influence to ascertain the presence of zoning and building code violations, the level and quality of street improvements and drainage facilities and the existence of fire hydrants or adequate water pressure.	Not implemented	
P 7-1.4.	The city should survey the residents in adjacent unincorporated areas within the City's Sphere of Influence to determine the level of interest in annexation.	Not implemented	
P 7-1.5.	The City shall reserve the right to require that the full costs of annexation such as installing or upgrading public improvements, obtaining additional sewer capacity, funding the need for additional City employees, buildings and equipment (for example, fire stations or street sweepers) are borne by the annexation proponents.	On-going when applicable	
P 7-1.6.	The City shall apply current General Plan land use designations for those areas within the adopted Sphere of Influence, but not yet within the city limits.	Implemented	

P 7-1.7.	The City shall require that any annexation involving property which is largely developed must include the transfer of sewer capacity rights to the City of El Cajon equivalent to the sewer usage of the area being annexed.	On-going when applicable	
P 7-1.8.	The City may require existing uses in areas proposed for annexation which would become nonconforming uses upon annexation to either eliminate the nonconformity or terminate the uses as a condition of annexation.	On-going when applicable	
P 7-1.9.	It shall be the general philosophy of the City of El Cajon that consideration of use designations in the areas outside the city, but in the Sphere of Influence, will not include future uses at any higher density than that which is already designated on the General Plan.	On-going	
O 8-1.	The development of property shall be coordinated with efforts at conservation of natural resources.		
P 8-1.1.	All development proposals shall receive the judicious and rational use of environmental review procedures.	On-going	
P 8-1.2.	The City shall support and cooperate with the ongoing conservation work of other governmental jurisdictions and other governmental agencies.	On-going	

O 8-2.	Ensure that the physical environment of the El Cajon area is protected from adverse impact.		
P 8-2.1.	The retention of the unique natural features of a development site such as rock outcroppings, native vegetation and trees shall be encouraged.	On-going	
P 8-2.2.	The flat, valley portions of El Cajon shall receive the most intensive development. Hillside areas shall receive less intensive development. Steep hillside areas (slopes more than 25%) shall be placed in the open space land use category.	Implemented	
P 8-2.3.	All graded slopes shall be adequately planted for erosion control.	On-going	Implemented through Municipal Code Section 13.10 and 17.64.290
P 8-2.4.	Special design standards shall be considered for local residential service roads in hillside areas.	On-going / by project	
O 8-3.	Reduce levels of noise so they do not adversely affect the physiological, psychological or sociological well-being of the citizens of El Cajon.		
P 8-3.1.	The City shall develop a new and updated noise contour map using the 65 decibel, day-night average contour as the maximum acceptable standard.	Not Implemented	

P 8-3.2.	Noise-attenuating measures such as special building insulation, increased setbacks, walls, landscaping, etc., shall be required whenever any residential noise-sensitive land uses are proposed in the noise impact area of a major transportation facility as indicated on the noise contour map on file in the office of the Department of Community Development.	On-going	
P 8-3.3.	In future transportation planning, the noise impact of all proposed transportation facilities shall be adequately assessed with the purpose of subjecting as few people as possible to a noise level equal to or exceeding 65 decibels, day-night average sound level.	On-going	
P 8-3.4.	The City shall waive, modify, or make exceptions to the above standards only where it can be demonstrated that such waiver, modification or exception is for a short, definite duration or prompted by substantial public interest.	When applicable	
P 8-3.5.	The City shall require that notice be given to all prospective purchasers of new dwelling units constructed in noise impact areas.	Not implemented	

P 8-3.6.	The Airport Land Use Commission (SANDAG) shall be supported in its efforts to reduce the adverse effects of noise on land uses around Gillespie Field. To this end, the land use element of the El Cajon General Plan shall be reviewed for conformance with the comprehensive land use plan adopted by the Airport Land Use Commission and all discrepancies shall be resolved. If necessary, those properties around Gillespie Field which are zoned inconsistent with the Comprehensive Land Use Plan shall be rezoned.	Not implemented	Airport Land Use Plan in draft
P 8-3.7.	Require strict enforcement of the City's noise ordinance.	On-going	Implemented through Section 17.60.090 of the El Cajon Municipal Code
P 8-3.8.	In order to minimize noise impacts from noise sources, the City may require site design considerations such as increased setbacks, sound attenuating walls and landscaping, and may also require building design considerations such as type of construction, insulation and orientation of building openings.	On-going	
O 8-4.	Encourage future land use planning and development which take into consideration the effects of noise upon the environment.		

P 8-4.1.	In future land use planning, the placement of noise sensitive land uses in existing or projected noise impact areas shall be considered if additional noise-attenuating measures or plans are adopted. The table entitled "Land Use Compatibility in Noise Impact Areas" on file in the Department of Community Development shall be utilized in determining the acceptability of specific land uses in noise impact areas.	Implemented	
P 8-4.2.	A city-wide noise control ordinance shall be adopted in order to prohibit excessive noise within the city boundaries.	Not implemented	
P 8-4.3.	Quiet zones shall be established around certain noise-sensitive land uses; i.e., hospitals, where maximum noise generation standards are more restrictive than elsewhere in the city.	Not implemented	
P 8-4.4.	Where necessary, truck routes shall be established so as to reduce their effect on noise-sensitive land uses.	Implemented	
O 8-5.	Achieve an urban form which respects the natural land forms of the area and preserves the unique contrast between the valley's level floor and the surrounding hills.		

P 8-5.1.	Planned Residential Developments shall be recommended for proposed projects on hillside property.	On-going	
P 8-5.2.	Excessive amounts of grading with enormous and unsightly banks shall be controlled by application of the Hillside Overlay zone to hillside property.	Implemented	
P 8-5.3.	Hillside property retained in its natural state and used for passive public recreational purposes (hiking, picnicking, etc.) shall be considered for public acquisition.	Considered on case by case basis	
P 8-5.4.	The Hillside Overlay zone shall be reviewed regarding its standards.	Reviewed periodically	Last amended in 2007
O 8-6.	Promote urban development characterized by the balanced coexistence of people, wildlife and vegetation.		
P 8-6.1.	The City shall conduct research for purposes of developing a wildlife/vegetative inventory for the Planning Area with special emphasis on preserving any unique habitats of any rare, endangered or declining species.	Not implemented	

P 8-6.2.	The City of El Cajon shall develop an Urban Forestation policy the goal of which would be to provide increased vegetation mass for enhanced wildlife value. A tree planting program shall be considered for zones within the urban and rural areas of El Cajon, including but not limited to, street trees, parking lots, municipal projects, private projects, parks and open space. The development of this program shall include an analysis of significant factors which affect the selection of trees. Of particular importance is an analysis of the wildlife habitat we wish to encourage, the amount of water necessary for the plant to survive, and other considerations such as fire susceptibility, type and quality of pests, tree litter and life span.	Implemented	Urban Forestry Policy A-21 Street Tree Program Policy D-4
O 8-7.	Protect rare, endangered or declining species of animal or plant life.		
P 8-7.1.	Appropriate measures shall be required for the protection of any rare or endangered animal or plant species located in an area to be developed. Methods of compensation to the property owners should be explored to assist in the preservation of such species.	On-going	

P 8-7.2.	The City shall consider imaginative and effective measures to preserve unique species and habitats, including, but not limited to, relocation of the species, creation of open space preserves and transfer of development rights.	On-going	
O 8-8.	Use existing water supplies wisely and adhere to water quality control standards.		
P 8-8.1.	Water conservation and reclamation programs shall be supported.	On-going	
P 8-8.2.	The City shall upgrade and improve its landscaping policy which encourages use of vegetation which has low water requirements.	Implemented	City Council Policy C-6 Landscape Policy
P 8-8.3.	The San Diego Regional Water Quality Control Board shall be supported in the implementation of its policies relative to water pollution control.	On-going	Implemented through Sections 13.10 & 16.60 of the El Cajon Municipal Code
P 8-8.4.	The City shall support and participate in efforts aimed at water conservation. A reduced level of per capita consumption of water and energy shall be achieved locally through public education, policy actions and code changes.	On-going	Implemented through Helix Water District conservation programs and mailings, Landscape Policy F-6 and California Building Code
P 8-8.5.	The City shall support regional and statewide efforts to increase water supplies.	On-going	

O 8-9.	Achieve and maintain a level of air quality which has no significant adverse effects on human physical health, plant and animal life, material objects, weather or visibility.		
P 8-9.1.	The Air Pollution Control District shall be supported in its efforts to meet state and federal air quality standards.	On-going	Implemented through the application of the Air Quality and Land Use Handbook.
P 8-9.2.	The City shall discourage drive-up or drive-through developments which are exclusively automobile-oriented or automobile-dependent in the transaction of business.	On-going	Excluded from SP 182
O 8-10.	Achieve and maintain a level of water quality which protects affected watersheds by minimizing runoff which may cause erosion and pollution.		
P 8-10.1.	The City shall minimize the amount of impervious surfaces and directly connected impervious surfaces in areas of new development and redevelopment. Where feasible, the City will insure that new development or redevelopment slows runoff and maximizes on-site infiltration of runoff.	On-going	Implemented through site development review

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	Objective/Policy	Status	Comment
O 1-1.	Ordinance requirements for landscaping of commercial areas will be reviewed, upgraded and enforced.		
P 1-1.1.	Adequate landscaped off-street parking areas shall be provided for all commercial areas and they shall be properly maintained.	On-going	Implemented through conditions of approval
P 1-1.2.	Numerous trees and ample landscaping shall be used around and within commercial areas to break up the monotonous and barren look of parking areas.	On-going	Implemented through conditions of approval
O 1-2.	Old, nonconforming signs, derelict signs and abandoned signs will be made to conform to the sign ordinance.		
P 1-2.1.	The City shall continue the practice of conducting an annual public hearing to eliminate derelict and abandoned signs.	Completed	
P 1-2.2.	The City shall keep an inventory of nonconforming, derelict and abandoned signs by property.	Completed	
P 1-2.3.	The development or redevelopment of a property shall be used as a means of bringing the nonconforming signs on said property into conformance with the sign ordinance.	Completed	

P 1-2.4.	The City shall continue the vigorous enforcement of sign regulations, including the adoption of new penalties for repeated sign violations.	Implemented through Code Enforcement	
O 1-3.	Signs which must be viewed from the public street (street name signs, addresses, traffic signs, etc.) shall be visible, attractive and well maintained.		
P 1-3.1.	The City shall conduct periodic assessments of street name signs, street address numbers and traffic signs to see that they are clearly visible and well-maintained.	On-going	Implemented through the Traffic and Building Divisions
P 1-3.2.	The City shall coordinate the requirements for street addresses between the various codes and if necessary draft an ordinance setting the City requirements for street addresses.	Implemented	
P 1-3.3.	The City shall conduct periodic work programs designed to bring street addresses into compliance with required ordinances.	Implemented	
P 1-3.4.	The City shall establish ongoing work programs for the maintenance and replacement of street and traffic signs.	Implemented & On-going	Implemented and on-going through the Traffic Maintenance Budget
O 1-4.	The City will establish minimum, objective, design criteria to improve the appearance of future development.		

P 1-4.1.	The City's design criteria will be set forth as a policy which shall be adopted by the City Council.	Implemented	City Council Policy B-14
P 1-4.2.	The City shall adopt a permanent ordinance setting forth requirements for design criteria and review procedures for all development proposals in the City. This ordinance shall include specific procedures for design review within the City's expanded redevelopment district, and shall adopt by reference the design criteria adopted by City Council policy.	Not implemented for whole City – SP 182 adopted for downtown area	Currently working on a new Downtown El Cajon Specific Plan to implement design criteria in expanded redevelopment district, which is beyond that covered by SP 182.
O 1-5.	A concept of urban design will be established, particularly for major thoroughfares and entrance points to the city.		

P 1-5.1.	The City shall adopt a series of design plans for the treatment of major thoroughfares within the city, starting first with those major streets within the expanded redevelopment district. These plans may take into account all visual aspects of the streets, including paving, sidewalks, signage, landscaping, street lights, undergrounding of utilities, street furniture, bus stop shelters, and landscaping and setback areas on the adjacent private property. These shall be adopted as specific plans and shall serve to enhance and unify the appearance of such streets. Where practical, these plans shall include noteworthy entrance points to the City and shall include a "Community Sign" program.	Implemented for E. Main between Claydelle and Magnolia in 2007. Implemented for W. Main St. between Magnolia and Sunshine Avenues and for Magnolia Avenue between Lexington and Madison Avenues in 2008.	
P 1-5.2.	The City shall retain a street tree program defined by City Council Policy.	Implemented and On-going	Muni Code 9.56 City Council Policy D-4
P 1-5.3.	The use of public art will be encouraged in all public projects and in major private redevelopment projects.	Not implemented	
O 1-6.	The undergrounding of utility lines on a systematic basis will be continued.		
P 1-6.1.	The utilities for all new development and all major redevelopment in the city shall be undergrounded.	Implemented in new subdivisions	

P 1-6.2.	The utilities for all expansion projects in the city shall be undergrounded whenever and wherever practical.	On a case by case basis	
P 1-6.3.	The City shall continue to coordinate its underground policies and underground projects with the public utilities.	Implemented and on-going through 20 A Funds	Underground project on E. Main St. between 3rd St. and northerly city limits.
P 1-6.4.	The City shall continue to coordinate the undergrounding of utilities with street improvement projects.	On-going	
P 1-6.5.	Redevelopment funds may be used to achieve the undergrounding of public facilities where other reasonable alternatives cannot be found.	Not implemented	
O 1-7.	The maintenance of required landscaping for commercial, industrial and multiple family development will be thoroughly enforced.		
P 1-7.1.	The City shall periodically review and, if necessary, strengthen its ordinances by which landscaping is required to be maintained.	Review periodically	Revised current Landscape Policy C-6 to incorporate specific drought tolerant plants by reference.
P 1-7.2.	The City shall systematically and vigorously enforce landscaping requirements through the complete array of enforcement legislation available to it.	On-going by code enforcement	
P 1-7.3.	The City shall strengthen its enforcement and proactively pursue violations of landscape maintenance.	On-going by code enforcement	

P 1-7.4.	Required landscaping which has been allowed to die shall be replaced either by the property owner or by the City, which will then charge the property owner.	On-going by code enforcement	
P 1-7.5.	The City shall strengthen efforts at encouraging low water use landscaping in terms of plant materials and landscaping design.	Implemented and On-going	Revised Landscape Policy C-6 to incorporate specific low water use plants by reference.
O 1-8.	The completion of public facilities such as streets, curbs, gutters, sidewalks and drainage facilities will be sought not only for the improvement of public safety and to assist the movement of people and goods but also as a means to improve the appearance of the community.		
P 1-8.1.	The City shall continue to use reasonable means within the Streets and Highways Code to complete necessary public improvements in the community.	On-going	
P 1-8.2.	As a policy consideration, the City shall regard public facilities as one of the means at its disposal to improve the appearance of an area.	On-going	City parks throughout the city are continually maintained and landscaped
P 1-8.3.	The City shall consider the use of funds which may be available from redevelopment to complete public improvements within the expanded redevelopment district.	Implemented and on-going where feasible	Redevelopment funds were used for the Magnolia Ave. Streetscape Improvement Project.

P 1-8.4.	The City shall use expanded developer responsibilities to complete public improvements.	On-going	
P 1-8.5.	In order to preserve the semi-rural quality of certain neighborhoods, the City shall recognize reduced street standards.	On-going	Adopted street improvement standards manual
O 2-1.	New public administration activities, cultural activities and high rise office activities will be concentrated in the downtown area.		
P 2-1.1.	Through provisions of both ordinance and policy decisions, the City shall provide incentives for the location of new public administration activities, new cultural activities, high rise office activities, residential development and supportive commercial uses in the Redevelopment Project Area, especially that area known as the old downtown area of the city.	Implemented	Downtown Master Design Plan 1992 (SP 182)
P 2-1.2.	The City shall become active in soliciting public administration activities, cultural activities, high rise office activities and support commercial uses in the old downtown area.	On-going	

P 2-1.3.	The City shall implement the "Urban Village" concept recommended by the Stanford Research Institute Report of 1983 within the Redevelopment Project Area, especially that area known as the old downtown area of the city.	Implemented through SP 182	
O 2-2.	The physical form and the street system of the downtown area will be reshaped if necessary		
P 2-2.1.	The primary function of the street system developed in the downtown area shall be to move traffic safely and efficiently.	On-going	
P 2-2.2.	Where it is possible to eliminate portions of a street or alley or portions of a public right-of-way, the vacated property may be used for development.	Implemented and on-going	
P 2-2.3.	The City shall by 1991 completely review traffic circulation in the downtown area and establish priorities for the provision of improvements.	Implemented	
P 2-2.4.	The secondary function of the street system in the downtown area shall be to enhance the area through its design and appearance.	On-going	Completed Magnolia Ave. Streetscape Improvement Project.
O 2-3.	Blighted areas shall be considered for redevelopment.		
P 2-3.1.	The City shall become active in the solicitation of new uses in the downtown area.	On-going	In partnership with El Cajon Community Development Corporation

P 2-3.2.	The City may assist developers in the assemblage of land, in the provision of public improvements, and/or in the clearance of property to help provide redevelopment in blighted areas	On-going through Redevelopment Agency	Removed blighted buildings on Magnolia Ave. between Civic Center Way and Park Avenue and on Park Ave. just east of Magnolia Ave.
P 2-3.3.	Quality standards of development shall be used in the replacement of blighted areas.	On-going – SP 182	
O 3-1.	The City shall assume a proactive role in matters of redevelopment.		
P 3-1.1.	Even though the City already has greatly expanded the City's original redevelopment district into the City of El Cajon Redevelopment Project Area, the City should remain alert to the possibilities of further expansion should the unique opportunities offered by redevelopment be appropriate for other areas of the community.	Implemented through SP 182	
P 3-1.2.	The City shall have sufficient staff for the specific purpose of advancing the timing of redevelopment activity.	Implemented	
P 3-1.3.	The City shall assist in the timely acquisition of property which shows genuine promise of being a part of a redevelopment project.	On-going	
O 3-2.	The City shall establish redevelopment goals, set schedules, create deadlines and set aside funds for achieving those goals.		

P 3-2.1.	The City shall, with all reasonable speed, accomplish the budgeting requirements for the redevelopment district.	On-going	
P 3-2.2.	The City shall, with all reasonable speed, initiate a significant redevelopment project within the expanded redevelopment district.	Not implemented	
P 3-2.3.	The City shall create one or more Special Development Areas for the expanded redevelopment district, adopt specific plans containing special development standards, special use provisions, and special procedures regulating development.	Implemented	
P 3-2.4.	The City shall introduce and use the concept of developer's agreements.	On-going	
O 4-1.	The area around Gillespie Field will be maintained as the City's prime industrial area.		
P 4-1.1.	The City shall continue its excellent cooperation with the County of San Diego in the joint development of a quality industrial area with Gillespie Field as its focus.	On-going	
P 4-1.2.	The City shall review and improve the circulation patterns in and around Gillespie Field.	Partially implemented	Extended North Marshall Ave. to Cuyamaca St.

P 4-1.3.	A diversity of industrial uses shall be encouraged to locate in the El Cajon area; however, heavy industrial uses or industries creating noxious or nuisance conditions shall be restricted.	Implemented	M zone
P 4-1.4.	The City shall solicit industrial opportunities, cooperating especially with the East County Economic Development Council and the El Cajon Chamber of Commerce.	On-going	
O 4-2.	The Gillespie Field Industrial Area will be used exclusively for industrial and industrially related purposes.		
P 4-2.1.	Uses which are incompatible with quality industrial development shall be excluded from the City's Industrial Park category as shown on the General Plan.	On-going	
P 4-2.2.	The Zoning Ordinance and City policies shall be so structured as to prohibit commercial or other intrusion into the Gillespie Field Industrial Area, with one exception as listed below.	Implemented	
P 4-2.3.	That portion of the Gillespie Field Area which is indicated as Special Development Area No. 1 near the intersection of Weld Blvd. and Cuyamaca Street shall be permitted to develop with commercial uses which are complementary to and supportive of industrial uses.	SP 291 adopted	

O 4-3.	The Main-Marshall-Johnson Industrial Area will be maintained as the City's secondary industrial area.		
P 4-3.1.	The City recognizes that the Main-Marshall Industrial Area is subject to development influences such as the new trolley/transit center that will modify its role as an exclusive industrial area.	On-going	
P 4-3.2.	Well established industrial and light industrial uses will be permitted to remain.	On-going	
P 4-3.3.	New directions in land use will be accepted provided they remain basically compatible with industrial uses.	On-going through proposed SP 182 revision	
P 4-3.4.	A Special Development Area will be located on and around the transit center which will permit the establishment of uses capitalizing on this facility.	Implemented through SDA11	
P 4-3.5.	Smaller and older industrial lots will be encouraged to consolidate and redevelop with contemporary uses providing up-to-date standards.	On-going through development proposals	
O 4-4.	The City, through ordinance, policy and practice, will strive to improve the quality of industrial development.		
P 4-4.1.	The City shall develop and use performance standards based on changing technologies.	On-going	

P 4-4.2.	Undergrounding of distribution utility lines shall be accomplished where economically and technically feasible.	Partially implemented	Broadway / Main to northerly city limits began in 2008 and is on-going.
P 4-4.3.	Older industrial areas shall be upgraded through both on-site and off-site improvements. Public facilities, such as curbs, gutters, sidewalks, street lighting and fire protection facilities, shall be provided. Blighted and deteriorated buildings shall be removed. Smaller properties shall be combined and outmoded uses replaced with contemporary uses.	On-going	
P 4-4.4.	Judicious landscaping of developed properties and parking areas shall be required in industrial areas. Loading, storage and other unsightly areas shall be screened from residential and commercial areas. Vacant properties shall be maintained to keep them from becoming unsightly.	Implemented and on-going	
P 4-4.5.	Adequate off-street parking facilities shall be provided for industrial development, as shall space for maneuvering, loading, docking and storage.	Implemented through entitlement process and on-going	
P 4-4.6.	The City shall require that all industrial operations excepting storage, loading and unloading shall be done inside buildings except as permitted under special circumstances.	On-going	

O 5-1.	Maintain and enhance the quality of residential neighborhoods in El Cajon.		
P 5-1.1.	The City shall advocate the rehabilitation of substandard residential properties by homeowners and landlords.	On-going	Rehabilitation programs administered by Housing Code enforcement
P 5-1.2.	The City shall continue to utilize its code enforcement program to bring substandard units into compliance with City codes and to improve overall housing quality and conditions in El Cajon.	On-going	
P 5-1.3.	City shall promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.	On-going	
P 5-1.4.	The City shall preserve affordable housing stock.	On-going	Condo conversions – First Time homebuyer programs
O 5-2.	Encourage the adequate provision of housing by location, type of unit, and price to meet the existing and future needs of El Cajon residents.		
P 5-2.1.	The City will provide a variety of residential development opportunities in the city to fulfill regional housing needs.	On-going	Implemented through the Redevelopment and Housing Department

P 5-2.2.	The City will facilitate the production of housing for all segments of the population including those with special needs.	On-going	Redevelopment & Housing Dept. participates annually in the production of housing for those with special needs
P 5-2.3.	The City will require that housing constructed expressly for low income households not be concentrated in any single portion of the city.	On-going	
P 5-2.4.	The City will implement the Downtown Specific Plan and facilitate the development of higher density housing in and around downtown.	On-going	Currently developing a new Downtown Specific Plan, which includes higher density housing
P 5-2.5.	The City will encourage the development of new housing units designated for the elderly and disabled persons to be in close proximity to public transportation and community services.	Implemented and on-going	Senior Housing
P 5-2.6.	The City will pursue State and Federal funding sources to maintain the supply of affordable housing in El Cajon.	On-going	Sources include: CDBG, HOME (ADDI), CAL-HOME, LMIHF
P 5-2.7.	The City will continue to use the San Diego County Housing Authority to provide rental assistance to lower income households with special needs who are overpaying for housing.	On-going	The County of San Diego subsidizes rent through the Section 8 program
O 5-3.	Provide increased opportunities for home ownership.		

P 5-3.1.	The City will assist in the development of affordable ownership housing for low income residents	On-going	Redevelopment Agency, HOME funds
P 5-3.2.	The City will provide favorable home purchasing options to low and moderate income households, such as through interest rate write-downs, down payment assistance, mortgage revenue bond financing and Mortgage Credit Certificates.	On-going	Implemented through Redevelopment and Housing
P 5-3.3.	The City will facilitate the purchase of units converted to condominium ownership by existing tenants through use of ownership subsidies.	On-going	First Time Home Buyers Program
O 5-4.	Remove governmental constraints on housing development.		
P 5-4.1.	The City will continue to allow second units, condominium conversions, and residential units in office/commercial zones as specified in the City's Zoning Ordinance.	On-going	Approved three second-family units in 2008
P 5-4.2.	The City will encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.	On-going	
P 5-4.3.	The City will allow manufactured housing in all residential zones.	On-going	

P 5-4.4.	The City will facilitate building permit and development plan processing for residential construction. The city will expedite project review of residential developments with an affordable housing component.	On-going	
O 5-5.	Promote equal opportunity for all residents to reside in housing of their choice.		
P 5-5.1.	The city with prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, handicap, income, sex, age, and housing composition.	Implemented and on-going	
P 5-5.2.	The City will provide fair housing services to El Cajon residents.	Implemented and on-going	Redevelopment & Housing Department
P 5-5.2.	The City will encourage the dispersion of affordable housing to avoid the overconcentration of such units in any geographic areas.	Implemented and on-going	Cornerstone on E. Main St., Wisconsin Cottages on Wisconsin Ave. & Habitat for Humanity on Avocado.
O 5-6.	Ensure that new housing is compatible with existing development and sensitive to environmental needs.		
P 5-6.1.	The City will continue to maintain and develop a set of strong local ordinances intended to benefit the quality of living in residential areas and to promote high standards of aesthetics.	Implemented and on-going	

P 5-6.2.	The City will prohibit or restrict, as appropriate, residential development within or in close proximity to airport flight patterns, freeways, railroads, industrial areas, areas subject to flooding or geologic hazards or any other areas determined to be incompatible or inharmonious.	On-going	
P 5-6.3.	The City will encourage the design of residential developments which are buffered from nearby commercial and industrial area, freeways and railroads and avoid fronting on major (primary and secondary) streets.	On-going	
P 5-6.4.	The City will require residential developments to respect the natural topography by avoiding excessive grading and promoting planned or clustered developments in hillside and other areas containing sensitive physical and biological features and open spaces worthy of preservation.	On-going	

P 5-6.2.	The City will encourage residential developments which form neighborhood units with both natural (streams, ridgelines, etc.) and man-made (major streets, etc.) boundaries and which focus on schools, parks and other activity centers in order to create neighborhood focal points to foster social interaction within the neighborhood.	On-going	
O 5-7.	Ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing and independent living.		
P 5-7.1.	The City will seek to address the needs of the homeless and those threatened with homelessness using a continuum of care model.	On-going	Permitted by right (Homeless Shelter) in CM- & M-zone
P 5-7.2.	The City will evaluate support facilities and service needs of the homeless and near homeless and identify appropriate agencies and resources.	On-going	Crisis House Set-Free Center for Social Advocacy
P 5-7.3.	The City will coordinate with the San Diego County Regional Task Force for the Homeless for needs assessment and resource allocation.	On-going	Community Policing Rep
P 5-7.4.	The City will seek to provide adequate sites for homeless shelters and transitional housing facilities to accommodate the City's homeless population.	Partially implemented	Set Free Ministries and Volunteers of America provide transitional shelter facilities and hotel vouchers to El Cajon's homeless

O 5-8.	Provide supportive services for non-homeless persons with special needs.		
P 5-8.1.	The City will seek to provide supportive services and facilities for persons with special needs, including the elderly, disabled, at-risk youth, people with substance abuse, and people living with AIDS/HIV.	On-going	CDBG, HOME (ADDI), CAL-HOME, Redevelopment Agency
O 5-9.	Improve public safety for all residents.		
P 5-9.1.	The City will strive to improve public safety through increased community policing and crime prevention activities.	On-going	Police Department
O 5-10.	Provide for the economic development needs of lower and moderate income target areas.		
P 5-10.1.	The City will support the expansion of employment opportunities for residents through job creation and retention efforts.	On-going	
P 5-10.2.	The City will seek to revitalize economically blighted areas through property rehabilitation and public improvement activities.	On-going	East Main Street and Magnolia Avenue Street Improvement project
P 5-10.3.	The City will support the provision of job training and placement services for the unemployed and underemployed.	On-going	Supported through CDBG to Crisis House & Set Free Ministries
O 5-11.	Provide for needed infrastructure improvements in lower and moderate income target areas.		

P 5-11.1.	The City will coordinate the needed infrastructure improvements through the City's capital improvement planning process.	On-going	
P 5-11.2.	The City will seek to provide for the access needs of the physically disabled.	On-going	ADA compliant driveways and ramps at intersections
O 5-12.	Provide for the needed public and community services and facilities to serve those of lower and moderate income.		
P 5-12.1.	The City will support the provision of new public and community facilities and improve the quality of existing public and community facilities to serve those of lower and moderate income.	On-going	Completed miscellaneous improvements to several parks and recreation facilities, ball fields and community centers
P 5-12.2.	The City will continue to support public and social service agencies that serve the lower and moderate income population through direct funding and/or reduced rents for City-owned buildings.	On-going	Crisis House
O 6-1.	Innovative solutions to traffic problems should receive serious consideration.		
P 6-1.1.	The City should explore a direct physical connection between the redeveloping Civic Center area and the Parkway Plaza area.	Not implemented	

P 6-1.2.	The City should explore additional freeway access points to and from Interstate 8 and Route 67 to help reduce congestion in the Parkway Plaza area.	Explored	
O 6-2.	State Route 52 should be constructed as soon as is practical.		
P 6-2.1.	The City shall exercise all aspects of its authority to gain the early construction of State Route 52.	Exercised	State Route 52 is under construction and completion is expected in late 2010
P 6-2.2.	The City shall be prepared to modify its local streets and highway system to handle the shifts in traffic which are anticipated and which will occur with the construction of State Route 52.	Implemented	
O 6-3.	Public facilities such as streets, curbs, gutters, sidewalks and drainage channels shall be completed to facilitate traffic needs.		
P 6-3.1.	The City shall use reasonable methods to accomplish the installation of public facilities.	On-going	
P 6-3.2.	The City shall require private properties to bear a reasonable and fair burden in the provision of public rights-of-way and public facilities.	On-going	Implemented through planning entitlements and developments
P 6-3.3.	The City shall use all possible funding sources in its efforts to complete and maintain public facilities.	On-going	

O 6-4.	A loop transportation system, preferably within its own right-of-way, shall be established between the El Cajon Transit Center, Parkway Plaza and the old downtown area.		
O 6-5.	Motor vehicle circulation problems shall be identified and solved with solutions explored and implemented as funds are available.		
P 6-5.1.	Streets should be designed with primary emphasis on traffic movement.	On-going	Traffic monitoring system installed at key intersections throughout the City
P 6-5.2.	Rights of way adequate to meet anticipated traffic volumes shall be designated and reserved as far in advance of need as is possible.	On-going	Right of way is continually acquired during public & private development process
P 6-5.3.	Sound design practices should be used to minimize traffic conflicts along primary and secondary streets.	On-going	Traffic monitoring system installed at key intersections throughout the city
O 6-6.	State Route 54 should be preserved as a freeway route.		
P 6-6.1.	State Route 54 shall remain designated as a freeway on the City's General Plan.	Not implemented	CalTrans not planning to build. Studies show SR 54 is not necessary.
P 6-6.2.	The City shall influence, persuade and lobby other jurisdictions and agencies to plan for and then provide for State Route 54 as a freeway.	Not implemented	CalTrans not planning to build

P 6-6.3.	The City shall not intensify proposed land uses within the potential construction corridor of State Route 54.	Not Implemented	CalTrans not planning to build
P 6-6.4.	The City shall encourage CALTRANS to provide for mass transit rights-of-way within freeway design whenever feasible.	On-going	
O 6-7.	All facilities for transportation should be interrelated to one another and to the land uses.		
P 6-7.1.	The planning, development and operation of the various elements in the transportation system (road, rail, mass transit, bicycle facilities, etc.) shall be coordinated to recognize interrelationships both between one element and another, and between each element and land uses they serve or affect.	On-going	
P 6-7.2.	Residential development standards should include provisions for bikeways as separate from sidewalks and vehicular traffic and they should be provided in conjunction with the construction of such residential development.	Not implemented	

P 6-7.3.	Pedestrian and bicycle routes separated from auto traffic should be provided wherever possible. It is particularly desirable that adequate provision be made for pedestrian or bicycle movement at freeway grade separations and interchanges affecting the local street system. Bicycle and pedestrian facilities should be considered as alternative modes of transportation, not just recreational features. The City should take positive action in this area	On-going	The City conducted interviews of transportation engineering firms to award a contract for a new bicycle master plan.
P 6-7.4.	The City should adopt CALTRANS' standards of development for bicycle routes, lanes and paths.	Implemented	
P 6-7.5.	The City should support efforts to provide for a regional transportation system in the county. Also, El Cajon should work toward being served by that regional system and should continue efforts to provide supplemental transportation facilities.	On-going	
P 6-7.6.	Trolley stations and transit lines shall be so located as to gain the maximum benefit for the largest number of users.	Implemented	
P 6-7.7.	The City shall continue to recognize Gillespie Field as an area-wide asset; it should make every effort to preserve the field and cooperate in its continued development.	Implemented and on-going	

P 6-7.8.	In very low traffic areas such as hillside areas or very low density areas, the City may establish adjusted access standards.	Not implemented	
O 6-8.	The development of public transportation systems shall be encouraged.		
P 6-8.1.	Efforts to encourage the use of public transit should be implemented such as cross-town transit, use of shuttle buses, car pooling, Transportation Demand Management Systems and other methods to reduce auto traffic.	On-going	
O 7-1.	The City will consider annexations of those areas currently outside the city limits but within the City's Sphere of Influence when feasible and when sewer allocations and street improvement can be negotiated.		
P 7-1.1.	The City shall revise its General Plan boundaries to coincide generally with its adopted Sphere of Influence.	Not implemented	
P 7-1.2.	The City shall require the preparation of a fiscal impact study for all annexation proposals where it is unclear if there will be a positive fiscal impact for the City.	Implemented on a case by case basis	

P 7-1.3.	The City should inventory all unincorporated areas within the City's Sphere of Influence to ascertain the presence of zoning and building code violations, the level and quality of street improvements and drainage facilities and the existence of fire hydrants or adequate water pressure.	Not implemented	
P 7-1.4.	The city should survey the residents in adjacent unincorporated areas within the City's Sphere of Influence to determine the level of interest in annexation.	Not implemented	
P 7-1.5.	The City shall reserve the right to require that the full costs of annexation such as installing or upgrading public improvements, obtaining additional sewer capacity, funding the need for additional City employees, buildings and equipment (for example, fire stations or street sweepers) are borne by the annexation proponents.	On-going when applicable	
P 7-1.6.	The City shall apply current General Plan land use designations for those areas within the adopted Sphere of Influence, but not yet within the city limits.	Implemented	

P 7-1.7.	The City shall require that any annexation involving property which is largely developed must include the transfer of sewer capacity rights to the City of El Cajon equivalent to the sewer usage of the area being annexed.	On-going when applicable	
P 7-1.8.	The City may require existing uses in areas proposed for annexation which would become nonconforming uses upon annexation to either eliminate the nonconformity or terminate the uses as a condition of annexation.	On-going when applicable	
P 7-1.9.	It shall be the general philosophy of the City of El Cajon that consideration of use designations in the areas outside the city, but in the Sphere of Influence, will not include future uses at any higher density than that which is already designated on the General Plan.	On-going	
O 8-1.	The development of property shall be coordinated with efforts at conservation of natural resources.		
P 8-1.1.	All development proposals shall receive the judicious and rational use of environmental review procedures.	On-going	
P 8-1.2.	The City shall support and cooperate with the ongoing conservation work of other governmental jurisdictions and other governmental agencies.	On-going	

O 8-2.	Ensure that the physical environment of the El Cajon area is protected from adverse impact.		
P 8-2.1.	The retention of the unique natural features of a development site such as rock outcroppings, native vegetation and trees shall be encouraged.	On-going	
P 8-2.2.	The flat, valley portions of El Cajon shall receive the most intensive development. Hillside areas shall receive less intensive development. Steep hillside areas (slopes more than 25%) shall be placed in the open space land use category.	Implemented	
P 8-2.3.	All graded slopes shall be adequately planted for erosion control.	On-going	Implemented through Municipal Code Section 13.10 and 17.64.290
P 8-2.4.	Special design standards shall be considered for local residential service roads in hillside areas.	On-going / by project	
O 8-3.	Reduce levels of noise so they do not adversely affect the physiological, psychological or sociological well-being of the citizens of El Cajon.		
P 8-3.1.	The City shall develop a new and updated noise contour map using the 65 decibel, day-night average contour as the maximum acceptable standard.	Not Implemented	

P 8-3.2.	Noise-attenuating measures such as special building insulation, increased setbacks, walls, landscaping, etc., shall be required whenever any residential noise-sensitive land uses are proposed in the noise impact area of a major transportation facility as indicated on the noise contour map on file in the office of the Department of Community Development.	On-going	
P 8-3.3.	In future transportation planning, the noise impact of all proposed transportation facilities shall be adequately assessed with the purpose of subjecting as few people as possible to a noise level equal to or exceeding 65 decibels, day-night average sound level.	On-going	
P 8-3.4.	The City shall waive, modify, or make exceptions to the above standards only where it can be demonstrated that such waiver, modification or exception is for a short, definite duration or prompted by substantial public interest.	When applicable	
P 8-3.5.	The City shall require that notice be given to all prospective purchasers of new dwelling units constructed in noise impact areas.	Not implemented	

P 8-3.6.	The Airport Land Use Commission (SANDAG) shall be supported in its efforts to reduce the adverse effects of noise on land uses around Gillespie Field. To this end, the land use element of the El Cajon General Plan shall be reviewed for conformance with the comprehensive land use plan adopted by the Airport Land Use Commission and all discrepancies shall be resolved. If necessary, those properties around Gillespie Field which are zoned inconsistent with the Comprehensive Land Use Plan shall be rezoned.	Not implemented	Airport Land Use Plan in draft
P 8-3.7.	Require strict enforcement of the City's noise ordinance.	On-going	Implemented through Section 17.60.090 of the El Cajon Municipal Code
P 8-3.8.	In order to minimize noise impacts from noise sources, the City may require site design considerations such as increased setbacks, sound attenuating walls and landscaping, and may also require building design considerations such as type of construction, insulation and orientation of building openings.	On-going	
O 8-4.	Encourage future land use planning and development which take into consideration the effects of noise upon the environment.		

P 8-4.1.	In future land use planning, the placement of noise sensitive land uses in existing or projected noise impact areas shall be considered if additional noise-attenuating measures or plans are adopted. The table entitled "Land Use Compatibility in Noise Impact Areas" on file in the Department of Community Development shall be utilized in determining the acceptability of specific land uses in noise impact areas.	Implemented	
P 8-4.2.	A city-wide noise control ordinance shall be adopted in order to prohibit excessive noise within the city boundaries.	Not implemented	
P 8-4.3.	Quiet zones shall be established around certain noise-sensitive land uses; i.e., hospitals, where maximum noise generation standards are more restrictive than elsewhere in the city.	Not implemented	
P 8-4.4.	Where necessary, truck routes shall be established so as to reduce their effect on noise-sensitive land uses.	Implemented	
O 8-5.	Achieve an urban form which respects the natural land forms of the area and preserves the unique contrast between the valley's level floor and the surrounding hills.		

P 8-5.1.	Planned Residential Developments shall be recommended for proposed projects on hillside property.	On-going	
P 8-5.2.	Excessive amounts of grading with enormous and unsightly banks shall be controlled by application of the Hillside Overlay zone to hillside property.	Implemented	
P 8-5.3.	Hillside property retained in its natural state and used for passive public recreational purposes (hiking, picnicking, etc.) shall be considered for public acquisition.	Considered on case by case basis	
P 8-5.4.	The Hillside Overlay zone shall be reviewed regarding its standards.	Reviewed periodically	Last amended in 2007
O 8-6.	Promote urban development characterized by the balanced coexistence of people, wildlife and vegetation.		
P 8-6.1.	The City shall conduct research for purposes of developing a wildlife/vegetative inventory for the Planning Area with special emphasis on preserving any unique habitats of any rare, endangered or declining species.	Not implemented	

P 8-6.2.	The City of El Cajon shall develop an Urban Forestation policy the goal of which would be to provide increased vegetation mass for enhanced wildlife value. A tree planting program shall be considered for zones within the urban and rural areas of El Cajon, including but not limited to, street trees, parking lots, municipal projects, private projects, parks and open space. The development of this program shall include an analysis of significant factors which affect the selection of trees. Of particular importance is an analysis of the wildlife habitat we wish to encourage, the amount of water necessary for the plant to survive, and other considerations such as fire susceptibility, type and quality of pests, tree litter and life span.	Implemented	Urban Forestry Policy A-21 Street Tree Program Policy D-4
O 8-7.	Protect rare, endangered or declining species of animal or plant life.		
P 8-7.1.	Appropriate measures shall be required for the protection of any rare or endangered animal or plant species located in an area to be developed. Methods of compensation to the property owners should be explored to assist in the preservation of such species.	On-going	

P 8-7.2.	The City shall consider imaginative and effective measures to preserve unique species and habitats, including, but not limited to, relocation of the species, creation of open space preserves and transfer of development rights.	On-going	
O 8-8.	Use existing water supplies wisely and adhere to water quality control standards.		
P 8-8.1.	Water conservation and reclamation programs shall be supported.	On-going	
P 8-8.2.	The City shall upgrade and improve its landscaping policy which encourages use of vegetation which has low water requirements.	Implemented	City Council Policy C-6 Landscape Policy
P 8-8.3.	The San Diego Regional Water Quality Control Board shall be supported in the implementation of its policies relative to water pollution control.	On-going	Implemented through Sections 13.10 & 16.60 of the El Cajon Municipal Code
P 8-8.4.	The City shall support and participate in efforts aimed at water conservation. A reduced level of per capita consumption of water and energy shall be achieved locally through public education, policy actions and code changes.	On-going	Implemented through Helix Water District conservation programs and mailings, Landscape Policy F-6 and California Building Code
P 8-8.5.	The City shall support regional and statewide efforts to increase water supplies.	On-going	

O 8-9.	Achieve and maintain a level of air quality which has no significant adverse effects on human physical health, plant and animal life, material objects, weather or visibility.		
P 8-9.1.	The Air Pollution Control District shall be supported in its efforts to meet state and federal air quality standards.	On-going	Implemented through the application of the Air Quality and Land Use Handbook.
P 8-9.2.	The City shall discourage drive-up or drive-through developments which are exclusively automobile-oriented or automobile-dependent in the transaction of business.	On-going	Excluded from SP 182
O 8-10.	Achieve and maintain a level of water quality which protects affected watersheds by minimizing runoff which may cause erosion and pollution.		
P 8-10.1.	The City shall minimize the amount of impervious surfaces and directly connected impervious surfaces in areas of new development and redevelopment. Where feasible, the City will insure that new development or redevelopment slows runoff and maximizes on-site infiltration of runoff.	On-going	Implemented through site development review

P 8-10.2.	The City shall implement pollution prevention methods supplemented by pollutant source controls and treatment. The City will use small collection strategies located at, or as close as possible to, the source (i.e., the point where water initially meets the ground) to minimize the transport of urban runoff and pollutants off site and into a municipal separate storm sewer system. (MS4)	Implemented and On-going	Implemented through standard urban storm water mitigation plan (SUSUMP) Ordinance 4717 adopted 2002. Amended in 2007
P 8-10.3.	The City shall preserve, and where possible, create or restore areas that provide important water quality benefits, such as riparian corridors, wetlands, and buffer zones. The City will encourage land acquisition of such areas.	Not implemented	Identification of these potential sites is included in the Drainage Master Plan to be completed by mid 2009.
P 8-10.4.	The City shall limit disturbances of natural water bodies and natural drainage systems caused by development including roads, highways, and bridges.	On-going	

P 8-10.5.	Prior to making land use decisions, the City will utilize methods available to estimate increases in pollutant loads and flows resulting from projected future development. The City shall require incorporation of structural and non-structural best management practices to mitigate the projected increases in pollutant loads and flows.	On-going	Implemented through Municipal Code Section 13 and 16
P 8-10.6.	The City will avoid development of areas that are particularly susceptible to erosion and sediment loss; or establish development guidance that identifies these areas and protects them from erosion and sediment loss.	On-going	
P 8-10.7.	The City will reduce pollutants associated with vehicles and increasing traffic resulting from development. The City will coordinate local traffic management reduction efforts with the San Diego County Congestion Management Plan	On-going	
P 8-10.8.	The City will implement the San Diego Association of Government's (SANDAG's) recommendations as found in the Water Quality Element of its Regional Growth Management Strategy.	Did not implement SANDAG Water Quality Element	Implementing Regional and State Water Quality Regulations

P 8-10.9.	Post-development runoff from a site shall not contain pollutant loads which cause or contribute to an exceedance of receiving water quality objectives or which have not been reduced to the maximum extent practicable.	On-going	
O 9-1.	Parkway Plaza and its immediate vicinity will be maintained as the City's regional shopping center.		
P 9-1.1.	Parkway Plaza shall be expanded from its original size and the number of major tenants and stores shall be increased.	Implemented and On-going	
P 9-1.2.	The City shall continue to improve traffic circulation in the vicinity of Parkway Plaza.	On-going	
P 9-1.3.	The City shall cooperate with Parkway Plaza in the provision of parking facilities and may develop special parking requirements for regional shopping facilities.	Implemented	
P 9-1.4.	Prior to approving any new commercial developments which could compound traffic problems in the vicinity of Parkway Plaza, traffic impact studies will be required and mitigation measures or a statement of overriding considerations may also be necessary.	On-going when appropriate	

P 9-1.5.	New commercial areas around Parkway Plaza shall be limited to only those properties already designated for commercial development or to those other areas where it can be clearly shown to cause no adverse effects to the existing commercial areas.	On-going	
O 9-2.	A well-defined automotive sales and service area will be established.		
P 9-2.1.	The City shall use the opportunities presented by the expansion of the Redevelopment District to create a quality automotive sales and service area.	Implemented and on-going on El Cajon Blvd. and North Johnson Ave.	Special Development Area 10
P 9-2.2.	Special legislation shall be adopted and special incentives shall be employed to enhance the attractiveness of an automotive sales and service area to potential users.	Not implemented	
P 9-2.3.	The City shall be proactive in soliciting potential users to locate in the automotive sales and service area.	On-going	
P 9-2.4.	The City will make every effort to concentrate automotive dealerships in the new El Cajon Blvd.-Johnson Avenue Special Development Area.	On-going	Special Development Area 10
O 9-3.	The City will capitalize on commercial redevelopment opportunities, especially those related to an expanded redevelopment district.		

P 9-3.1.	The City shall target those areas for commercial redevelopment where the need for redevelopment and the opportunities for redevelopment come together.	On-going	
P 9-3-2.	Whenever possible, the City shall assist potential developers in the assemblage of land for especially promising projects.	Implemented and On-going	
P 9-3.3.	The City shall be proactive in soliciting commercial opportunities, cooperating especially with other organizations such as the East County Chamber of Commerce.	On-going	
P 9-2.4.	The City shall assist in the relocation or expansion of successful local businesses so they may be retained locally.	On-going	
O 9-4.	All commercial development shall be subject to sound design requirements and strict standards of performance.		
P 9-4.1.	Commercial areas shall be designed as a comprehensive unit subject to strict standards governing building arrangement, appearance, street access, through access, parking signs and landscaping.	On-going	Design Guidelines City Council Policy B-14
P 9-4.2.	The City should create a design review process intended to improve aesthetic standards in all commercial areas of the city.	Not implemented	

P 9-4.3.	Commercial establishments shall be carefully integrated with the surrounding area. Conflicts with residential or other sensitive land uses should be minimized.	On-going	
P 9-4.4.	All commercial activities shall be located and designed so as to benefit from the access afforded by major streets without impairing the efficiency or operation of these streets. Major streets are provided primarily for the movement of people and goods and not for the convenience of adjacent businesses.	On-going	
P 9-4.5.	Points of access shall not be allowed too near intersections, but shall be located at an appropriate distance from intersections and shall be adequately spaced to avoid traffic friction and conflict.	On-going	
P 9-4.6.	Access to commercial areas shall be controlled by use of median strips, frontage roads, and through other means to assure safety and to minimize traffic conflicts.	On-going	

P 9-4.7.	Loading docks, trash collection areas, equipment storage including roof equipment and other unsightly areas shall be concealed from sight. Older, nonconforming commercial areas shall be required to construct trash enclosures and all commercial areas shall be required to utilize trash enclosures.	On-going when applicable	
P 9-4.8.	Provision of landscaping shall be encouraged to help beautify older commercial areas.	On-going when applicable	
P 9-4.9.	Commercial uses shall be buffered from surrounding streets and uses by means of curbs, islands, landscaping, fencing and/or back-up development.	On-going	
P 9-4.10.	Retail commercial uses shall be encouraged to locate within retail commercial areas as designated by the General Plan.	On-going	
P 9-4.11.	Removal of outdated, nuisance, or incompatible buildings shall be encouraged to provide parking areas and open space, to enhance remaining uses, or to make room for new uses compatible with the General Plan.	On-going	
P 9-4.12.	Periodic inspection of buildings and properties shall be made to assure compliance with regulatory and development codes and standards	On-going	Conducted by the Building and Fire Safety Division

P 9-4.13.	Commercial areas shall be integrated with well-designed interconnecting access between adjacent commercial developments.	On-going	
P 9-4.14.	Commercial areas shall be encouraged to develop in depth to provide adequate room for beneficial design. To that end, the assemblage of properties into one legal lot or one completely integrated development having frontage upon a primary thoroughfare can be considered for commercial zoning to a depth beyond the commercial designation on the General Plan Map, provided that said expansion will not adversely impact other noncommercial areas and that development is approved through the specific plan process. Improvements or requirements exceeding those of the zoning ordinance can be required to ensure that the extended commercial depth does not adversely impact surrounding areas.	On-going when applicable	
O 10	The City will manage growth through strict standards of land use, design, construction and aesthetics.		

P 10-1.1.	The City shall periodically revise its regulatory codes, ordinances and policies so that they may reflect current, upgraded standards of development and performance.	On-going	Began a comprehensive review of the Zoning Ordinance with the intent to amend certain sections
P 10-1.2.	The City shall develop and maintain systematic programs aimed at creating and keeping a quality community. These shall include, but not necessarily be limited to, vigorous code enforcement, undergrounding of utilities, street cleaning and maintenance, land use, design review of development projects, continued implementation of the sign ordinance, creation of an attractive streetscape, and participation in regional growth management efforts.	Partially implemented	
O 11	A broad, stable financial base will be established to provide a high level of services and facilities.		
P 11-1.1.	The City shall continue the implementation of the recommendations contained in the Stanford Research Institute 1983 Report Urban Economic Development Framework Study for El Cajon, California.	On-going	
P 11-1.2.	The City shall continue to strive for quality development of all kinds: residential, commercial, office, industrial or governmental.	On-going	

P 11-1.3.	The City shall protect the existing investment in the community through vigorous enforcement of codes and ordinances.	On-going	
P 11-1.4.	The financial and fiscal implications of new development or the annexation of existing development shall be evaluated when such implications are unclear.	On-going	
O 12	An aggressive, balanced work program will be established to implement the goals, objectives and policies of the General Plan.		
P 12-1.1.	The Planning Commission shall establish an annual work program related directly to the implementation of the General Plan.	Not implemented	
P 12-1.2.	Following adoption of the General Plan, the City shall immediately begin a systematic review of its development ordinances (zoning ordinance, zoning districts and special development ordinances) for compliance with the revised General Plan.	Partially implemented	Began a comprehensive review of the Zoning Ordinance with the intent to amend certain sections
O 13-1.	El Cajon will solicit and encourage land uses and facilities which provide services on a region-wide basis.		
P 13-1.1.	The City shall remain proactive in its efforts to attract regional uses into the El Cajon area.	On-going	

P 13-1.2.	The City shall judiciously use the expanded redevelopment district to encourage and assist the location of regional facilities such as additional court facilities, school district headquarters, a county main branch library, or major commercial or industrial developments.	On-going	
P 13-1.3.	The City shall capitalize on the excellent nucleus of regional facilities already present (the County's Regional Facility, the Performing Arts Center and the City's Administration Building) to entice additional regional facilities to locate nearby.	Not implemented	
O 14-1.	El Cajon will develop an Historical Element to its General Plan which shall propose certain policies for the preservation of historically significant buildings.		
P 14-1.1.	All applications for discretionary permits shall be checked against the City's historic resources inventory.	On-going	Historic Preservation Element added to GP and Historic Ordinance adopted
P 14-1.2.	A portion of the City's set-aside funds within the redevelopment project area may be utilized for residential rehabilitation of historic structures if permitted by redevelopment law.	Implemented on case by case basis	
P 14-1.3.	Demolition or removal of an historic structure will require review under the California Environmental Quality Act.	On-going	

O 14-2.	El Cajon will develop special legislation to assist in the preservation of historically significant buildings.		
P 14-2.1.	The Zoning Ordinance shall be reviewed to permit the adaptive reuse of historic structures by allowing low impact commercial uses by conditional use permit in residential zones.	Implemented and on-going	Amended Zoning Ordinance to allow bed & breakfast establishments in buildings of historic interest.
P 14-2.2.	The City shall consider using the transfer of density or development rights as a means to help preserve historic structures.	When applicable	
O 15-1.	Continue the cooperative programs with the school districts on the joint development and use of parks and playfields.		
O 15-2.	To acquire and develop park and open space lands by all reasonable means.		
P 15-2.1.	The City should use all available means to acquire parks and open space such as the budget process, developer fees, the design process, gifts, grants, bond issues, etc.	Not implemented	
P 15-2.2.	Property which has the Open Space designation shown on the General Plan shall first be considered for public use prior to approval of development for private use.	On-going	

P 15-2.3.	Areas in the Open Space designation which the City has not established for public use shall be developed with very low density or cluster-type residential development, resulting in large areas of open space in and around the development.	On-going	
P 15-2.4.	The City shall use the specific plan process for the following open space purposes: a. To pool private open space into contiguous areas. b.To link continuous trail systems. c.To create open space areas as a feature of project design.	Not implemented	
P 15-2.5.	The City should encourage the private development of open space areas with recreational uses which are compatible with the surrounding area.	On-going	
P 15-2.6.	Unusual physical features such as knolls and groupings of large trees and boulders should be incorporated into the park and open space system of the community.	On-going	
P 15-2.7.	Common open spaces created through specific plan, subdivision or cluster-type development, together with parks and schools, shall be linked, where possible, to form a network of green open space throughout urban areas.	Not implemented	

P 15-2.8.	All publicly owned lands shall be examined for their potential park or open space use before their disposal.	On-going	
P 15-2.9.	The Parks and Recreation Commission shall be encouraged to take a stronger role in influencing park and recreation planning.	On-going	
P 15-2.10.	The City recognizes that religious facilities and activities are a significant, integral part of the community. As a result, the City will consider religious land uses anywhere in the city subject to the granting of a conditional use permit to establish the compatibility between the religious use and surrounding uses.	On-going	Religious facilities are permitted by right in commercial zones when required parking is available on the subject property.
O 16	El Cajon shall take positive steps to minimize risks to life and property resulting from disasters.		
P 16-1.1.	The City should continue to cooperate with the San Diego Unified Emergency Service Organization and update emergency operations as new technology and more detailed hazard situations become known.	On-going	Began participation in the County of San Diego Web EOC

P 16-1.2.	The City should establish a Structural Hazards Abatement Program on a comprehensive basis to ensure compliance with the Uniform Building and Fire Codes and adopted City ordinances, giving priority to those structures which represent the greatest potential risk.	Not implemented	
P 16-1.3.	The City shall maintain a mapping system for areas of known seismic or geologic hazard. Whenever proposed development is to take place in an area of documented or suspected seismic or geological hazards, the Environmental Impact Report procedure should establish the degree of risk which the site presents and should recommend mitigating measures to eliminate these risks. Said investigations must be conducted by a duly licensed soils engineer and engineering geologist who certifies to the accuracy of the investigations and to the completion of all mitigating requirements.	Not implemented	The City uses the State Dept. of Geology and Mines Landslide Map

P 16-1.4.	Environmental Impact reports or Mitigated Negative Declarations which address seismic risks should be required for all major developments in: a. Emergency services and public utilities. B. Involuntary occupancies, such as hospitals, jails, etc. c. High rise and high occupancy structures.	On-going	
P 16-1.5.	The City should adopt and continue to update the various Uniform Codes which pertain to earthquake regulations.	On-going	The City implements the 2007 California Building Code
P 16-1.6.	Soils reports shall be required for all new construction.	On-going	
P 16-1.7.	The City shall continue proven safety related programs; e.g., weed abatement.	On-going	
P 16-1.8.	The City shall approve only those land uses which are consistent with the Gillespie Field Land Use Plan developed by SANDAG.	On-going	San Diego Regional Airport Authority is now the administering agency and has amended the Airport Land Use Compatibility Plan
P 16-1.9.	The City shall complete or assist in completing the flood-control system in and around El Cajon.	Not complete	Specific need will be identified in Drainage Master Plan to be completed in mid 2009.
P 16-1.10.	The City shall adopt its own Hazardous Waste Management Plan (HWMP) or, in the alternative, approve the HWMP prepared by the County of San Diego for application in the City of El Cajon.	Implemented and adopted County of San Diego HWMP	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of El Cajon

Reporting Period 1-Jan-08 - 31-Dec-08

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions	See Instructions	
492-410-37	SF	R		Low-Income			1	0	0	Census Tract 153.02
492-410-38	SF	R		Low-Income			1	0	0	Census Tract 153.02
492-410-39	SF	O		Low-Income			1	0	0	$385K VA 1st
484-192-64	SF	R		Low-Income			1	0	0	Census Tract 163.02
484-192-65	SF	R		Low-Income			1	0	0	Census Tract 163.02
484-192-66	SF	R		Low-Income			1	0	0	Census Tract 163.02
488-421-23	SF	O		Low-Income			1	0	0	$440K (80/20) Loan
486-143-06	SU	R		Low-Income			1	0	0	For elderly parent
487-174-01	SF	O			M		1	RDA, HOME	NOA	
487-174-02	SF	O		L			1	RDA, HOME	NOA	
487-174-03	SF	O			M		1	RDA, HOME	NOA	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of El Cajon

Reporting Period 1-Jan-08 - 31-Dec-08

487-174-04	SF	O			M		1	RDA, HOME	NOA	
487-174-05	SF	O		L			1	RDA, HOME	NOA	
487-174-06	SF	O			M		1	RDA, HOME	NOA	
487-174-07	SF	O		L			1	RDA, HOME	NOA	
480-420-55	SF	O		L			1	0	0	$308K 1st (80/20) Loan
484-251-78	SF	R		L			1	0	0	Census Tract 163.02
484-251-81	SF	R		L			1	0	0	Census Tract 163.02
488-420-48	SF	O		L			1	0	0	Census Tract 158.01
488-420-49	SF	O		L			1	0	0	Census Tract 158.01
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►							2			
(10) Total by income units (Field 5) Table A ► ► ►							20			

Table A2

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of El Cajon

Reporting Period 1-Jan-08 - 31-Dec-08

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	2	0	0	0		2

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of El Cajon

Reporting Period 1-Jan-08 - 31-Dec-08

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2003	2004	2005	2006	2007	2008				Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricte	86	1	0	0	0	0	0				1	85
	Non-deed restricted		7	0	0	0	0	0				7	
Low	Deed Restricte	75	12	0	0	0	0	3				15	60
	Non-deed restricted		1	9	5	3	0	13				31	
Moderate	Deed Restricte	117	0	0	0	0	0	4				4	113
	Non-deed restricted		111	32	8	21	4	0				176	
Above Moderate		343	11	4	0	15	47	2				79	264
Total RHNA by COG. Enter allocation number:		621										313	522
Total Units ► ► ►			143	45	13	39	51	22					
Remaining Need for RHNA Period ► ► ► ► ►													

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of El Cajon

Reporting Period 1-Jan-08 - 31-Dec-08

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
Residential Rehab	Provide Rehab Assistance	None	On-going
Mobile Home Rehab	Preserve Affordable Housing	None	On-going
Relocation & Replacement	Implement Required & Housing Plans	None	On-going
Section 8 Rental Assistance	Participate in the Section 8 program	None	On-going
Shared Housing	Meet Area Housing Needs	None	On-going
Fair Housing Services	Provide and Promote Housing	None	On-going
First Time Home Buyer	Assist 21 1st-time buyers per year	None	On-going
Mortgage Credit Certificates	Participate in the MCC	None	On-going

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of El Cajon

Reporting Period 1-Jan-08 - 31-Dec-08

Non-profit Housing Development	Continue to solicit involvement	None	On-going
Crisis House Motel Voucher	Emergency Housing Service	None	On-going
Set Free Emergency Voucher	Emergency Housing Service	None	On-going
Home CHDO Operating Funds	Promote Partnerships	None	On-going
Affordable Housing Fund Sources	Identify and pursue affordable housing funding	None	On-going
Zoning Ordinance	Monitor and amend zoning ordinance to insure standards do not constrain affordable residential development	None	On-going
Expedited Project Review	Develop a streamline process for projects with a an affordable housing component	None	On-going
Promote Equal Housing Opportunites	Continue to provide fair housing service	None	On-going

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: CITY OF EL CAJON

Mailing Address: 200 CIVIC CENTER DRIVE
EL CAJON CA 92020

Contact Person: ANTHONY SHUTE Title: SENIOR PLANNER

Phone: 619 441 1741 FAX: 619 441 1743 E-mail: tshute@ci.el-cajon.ca.us

Reporting Period by Calendar Year: from 1 JAN 08 to 31 DEC 08

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

HOUSING POLICY DEVELOPMENT, HCD
FEB 10 2009

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of El Cajon

Reporting Period 1-Jan-08 - 31-Dec-08

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Annual Building Activity Report
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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of El Cajon

Reporting Period 1-Jan-08 - 31-Dec-08

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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of El Cajon

Reporting Period 1-Jan-08 - 31-Dec-08

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(not including those units reported on Table A)

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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of El Cajon

Reporting Period 1-Jan-08 - 31-Dec-08

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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of El Cajon

Reporting Period 1-Jan-08 - 31-Dec-08

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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of El Cajon

Reporting Period 1-Jan-08 - 31-Dec-08

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Home CHDO Operating Funds	Promote Partnerships	None	On-going
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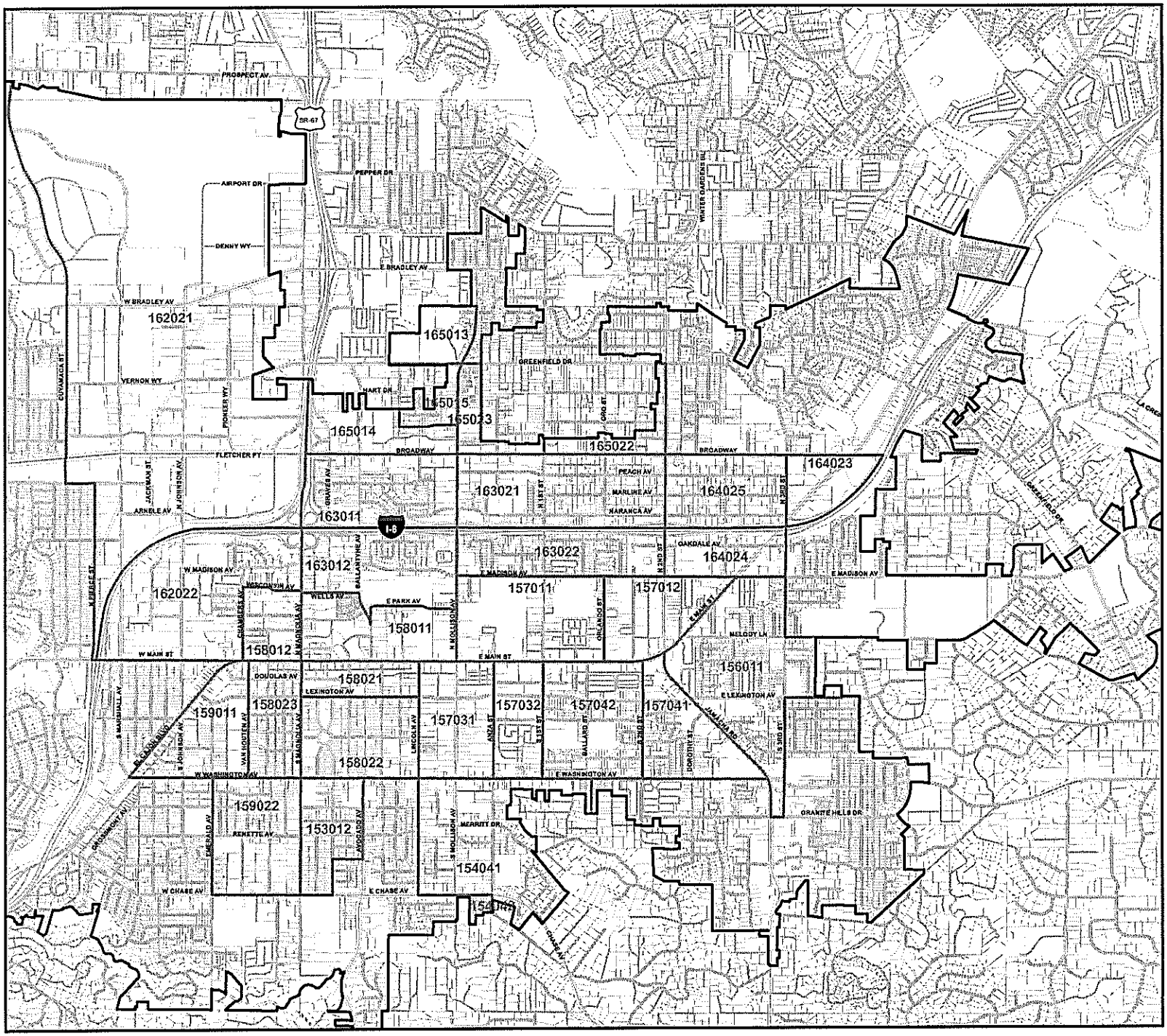
Zoning Ordinance	Monitor and amend zoning ordinance to insure standards do not constrain affordable residential development	None	On-going
Expediated Project Review	Develop a streamline process for projects with a an affordable housing component	None	On-going
Promote Equal Housing Opportunites	Continue to provide fair housing service	None	On-going

Household Size	Extremely-Low Income	Very-Low Income	Low-Income	Moderate Income
1 person	$ 16,600	$ 27,650	$ 44,250	$ 60,500
2 persons	$ 18,950	$ 31,600	$ 50,550	$ 69,200
3 persons	$ 21,350	$ 35,550	$ 56,900	$ 77,900
4 persons	$ 23,700	$ 39,500	$ 63,200	$ 86,500
5 persons	$ 25,600	$ 42,650	$ 68,250	$ 93,400
6 persons	$ 27,500	$ 45,800	$ 73,300	$ 100,300
7 persons	$ 29,400	$ 49,000	$ 78,350	$ 107,300
8 persons	$ 31,300	$ 52,150	$ 83,400	$ 114,200

Effective February 13, 2008 and subject to periodic updates



City of El Cajon
Redevelopment & Housing
Informational Map

- City Boundary
- CDBG/HOME Eligible Census Tracts
- Parcels
- Roads

TRACT	BLK GRP	LOWMOD %
15301	2	63.30%
15404	1	65.70%
15601	1	53.30%
15701	1	75.20%
15701	2	68.80%
15703	1	79.90%
15703	2	75.40%
15704	1	64.70%
15704	2	61.90%
15801	1	75.30%
15801	2	75.30%
15802	1	86.50%
15802	2	73.70%
15802	3	52.00%
15901	1	86.40%
15902	2	71.50%
16202	1	55.40%
16202	2	58.40%
16301	1	54.00%
16301	2	69.10%
16302	1	63.40%
16302	2	69.30%
16402	3	70.50%
16402	4	73.20%
16402	5	53.50%
16501	3	51.90%
16501	4	66.50%
16501	5	79.70%
16502	2	81.50%
16502	3	57.40%

HEN RECORED PLEASE MAIL TO:
ITY OF EL CAJON
)EPT OF REDEVELOPMENT & HSG
:00 EAST MAIN STREET
:L CAJON, CA 92020-3996

SPACE ABOVE THIS LINE FOR RECORDER'S USE
APN:

NOTICE OF AFFORDABILITY RESTRICTIONS ON TRANSFER OF PROPERTY

In accordance with Health and Safety Code Section 33334.3(f)(3)(B), notice is hereby given that certain real property located at , in the City of El Cajon, County of San Diego, State of California, and known as Assessor's Parcel Number , and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, is subject to certain affordability covenants and restrictions identified in that certain AFFORDABLE HOUSING AGREEMENT ("**Agreement**") dated as of and recorded concurrently herewith, made by and between the El Cajon Redevelopment Agency, a municipal corporation ("**AGENCY**"), and ("**OWNER**"), recorded concurrently herewith and incorporated herein by this reference. The affordability covenants and restrictions will expire forty-five (45) years from the date of the recordation of the Affordable Housing Agreement with the San Diego County Recorder's Office.

IN WITNESS WHEREOF, the Agency and Owner have duly executed this Notice of Affordability Restrictions on Transfer of Property as of the date indicated below.

El Cajon Redevelopment Agency
a municipal corporation

Executive Director or designee
David D. Cooksy, Director of
Redevelopment and Housing

OWNER:

Name:

Name: