Housing Policy Department
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COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF EL CAJON

GENERAL PLAN ANNUAL PROGRESS REPORT

Calendar Year 2012

Reviewed by the City Council
March 26, 2013

City of El Cajon

City Council

Mark Lewis, Mayor
Bill Wells, Pro Tem
Anthony Ambrose
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Planning Commission

Anthony Sottile, Chairman
Paul Circo, Vice Chairman
Star Bales
Adel Dankha
Darrin Mroz

Community Development Department – Planning Division

Manjeet Ranu, AICP, Planning Manager
Anthony Shute, AICP, Senior Planner
Noah Alvey, AICP, Associate Planner
Eric Craig, Assistant Planner
David Hardy, Administrative Intern

Contact Information

Community Development Department
Planning Division
City of El Cajon
200 Civic Center Way
El Cajon, CA 92020
619-441-1742

*Anthony Shute – tonys@cityofelcajon.us – 619-441-1705

Website

http://www.ci.el-cajon.ca.us/dept/comm/planning.html

Highlights of Implementing the General Plan

1. LAND USE ELEMENT

The City Council amended the Land Use Map by changing the designation of the former Police Station site from Institutional (I) to Regional Commercial (RC). This designation was consistent with the surrounding properties RC designation and it completed the established commercial district in and around the Fletcher Parkway retail area. This amendment included the removal of the Special Development Area No. 8 designation from the subject site to solidify the intent and purpose for which the Special Development Area was originally created, which is to focus enhanced commercial standards in concert with parking structures at the Westfield Parkway site.

2. HOUSING ELEMENT

The City of El Cajon's current 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 City initiated the update of the Housing Element for the 2013-2020 cycle in 2010. Research, analysis and preparation of the draft Housing Element was completed in 2011. The draft Housing Element is scheduled for Council action in August 2013.

Housing Development

New affordable housing production is a result of the City's partnerships with local housing developers. The Affirmed Housing Group continued construction of a 48-unit senior housing project at Linda Way and Chambers Street, which are expected to be available in Spring 2013. Weiland Construction completed 26 detached single-family homes in a Planned Residential Development on the east side of Ballantyne between Broadway and Cedar Drive. Habitat for Humanity acquired a large residential property on Avocado with the assistance of HOME funds for six future residences.

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.

The El Cajon Housing Authority has elected to take on the Housing assets and functions of the former El Cajon Redevelopment Agency with approval from the State Department of Finance. The Housing Authority administers 112 properties for affordable housing.

The City provides affordable housing assistance through the Housing Choice Voucher Program operated by the Housing Authority of the County of San Diego. There are approximately 2,600 low income households participating in the program and there are approximately 8,600 households on a waiting list. Lastly, 407 persons were assisted with Fair Housing Services and 806 persons in 240 households were assisted with services for homelessness prevention and rapid rehousing assistance.

3. CIRCULATION ELEMENT

Roadways and Circulation

- In 2012, new bicycle lanes were installed on East Main Street and Madison Avenue. Various infrastructure and transportation improvements were completed, including a Traffic Signal Modifications for improved traffic flow and new and retrofitted curb ramps to meet ADA standards.

- Obtained Federal-Aid funding for four Highway Safety Improvement Projects and one Safe Routes to School Project.

4. OPEN SPACE AND PARKS ELEMENT

Parks

- The City maintains 18 parks and seven recreational facilities on 120 acres.

- The Recreation Department manages five full-service community recreation centers, one banquet/meeting facility, nine sports fields, a skate park, a dog park and a spring/summer aquatics program. The number of participants and park users averaged 106,000 per month throughout the City. Over 75 facility use groups utilize centers on a monthly basis for meetings and functions. The Department also provides staff support to two citizen commissions: Teen Coalition and Recreation Council.

5. PUBLIC SAFETY ELEMENT

Fire Safety

- The Heartland Fire and Rescue enters into its fourth year of the cooperative service agreement between the Cities of El Cajon, La Mesa and Lemon Grove.
- The best utilization and allocation of resources between the three cities continues to be a primary focus of the Fire Department.
- A Basic Life Support ambulance was approved to be placed into service in 2013.
- Operational guidelines have been developed and will be implemented in 2013.
- Received an Indian Gaming Grant which partially funded the purchase of a fire engine and outfitting two ambulances with emergency equipment.
- State Homeland Security Grants provided for funding for communications equipment including the purchase of Mobile Data Computers for use in fire apparatus.
- Trained more than 3,600 people in emergency preparedness throughout the City and participated in disaster exercises with the San Diego County Office of Emergency Services, the California Emergency Management Agency and the Federal Emergency Management Agency.
- The City Council approved an update to the Emergency Disaster Response Plan.
- Heartland Fire & Rescue launched a social media campaign (Twitter, Facebook, Instagram, and Nixle) in an effort to ensure prompt and effective communications with the community.
- The City has an ongoing 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.

Public Safety

- The Police Department obtained a grant from the San Diego County Law Enforcement Foundation to purchase a night vision monocular.

- Obtained a one year STEP (Selective Traffic Enforcement Program) grant from the California Office of Traffic Safety, through the National Highway Traffic Safety Administration to assist in efforts to reduce the number of persons killed and injured in crashes involving alcohol, speed, red light running, and other primary collision factors.

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 Damage Prevention Ordinance.

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

6. CONSERVATION ELEMENT

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

- The City implements the California Green Standards Building Code for new construction.

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.

- The City routinely applies the compatibility policies contained in the Montgomery and Gillespie Field Airport Land Use Compatibility Plans for new developments to avoid the establishment of new incompatible land uses and minimize the public's exposure to airport noise.

GENERAL PLAN ANNUAL REPORT – 2012 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.	Ongoing	Implemented through discretionary permit 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.	Ongoing	Implemented through discretionary permit 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.	Ongoing	Implemented through discretionary permit conditions of approval

	Objective/Policy	Status	Comment
P 1-2.4.	The City shall continue the vigorous enforcement of sign regulations, including the adoption of new penalties for repeated sign violations.	Ongoing	Implemented through Code Compliance
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.	Ongoing	Implemented through the Traffic and the Building & Fire Safety 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.	Ongoing	
O 1-4.	The City will establish minimum, objective, design criteria to improve the appearance of future development.		

	Objective/Policy	Status	Comment
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	ECMC[1] Chapter 17.180 (Architectural Guidelines)
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.	Implemented	Specific Plan No. 182 adopted for downtown area Design criteria for whole city adopted in ECMC Chapter 17.180 Guide to Discretionary Project Reviews for applicants, staff and decision-makers in 2011
O 1-5.	A concept of urban design will be established, particularly for major thoroughfares and entrance points to the City.		

[1] El Cajon Municipal Code

	Objective/Policy	Status	Comment
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.	Ongoing	Implemented for the Downtown core, specifically, East Main between Claydelle and Magnolia in 2007. Implemented for West Main 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 ongoing	ECMC Chapter 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	

	Objective/Policy	Status	Comment
P 1-6.2.	The utilities for all expansion projects in the City shall be undergrounded whenever and wherever practical.	Implemented 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.	Ongoing	Implemented through 20 A Funds
P 1-6.4.	The City shall continue to coordinate the undergrounding of utilities with street improvement projects.	Ongoing	
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	Redevelopment Agency abolished February 1, 2012
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.	Ongoing	Adopted new Water Efficient Landscape Ordinance and Standard Conditions of Development
P 1-7.2.	The City shall systematically and vigorously enforce landscaping requirements through the complete array of enforcement legislation available to it.	Ongoing	
P 1-7.3.	The City shall strengthen its enforcement and proactively pursue violations of landscape maintenance.	Ongoing	

	Objective/Policy	Status	Comment
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.	Ongoing	
P 1-7.5.	The City shall strengthen efforts at encouraging low water use landscaping in terms of plant materials and landscaping design.	Implemented	Revised Landscape Policy C-6 to incorporate specific low water use plants by reference and adopted new Water Efficient Landscape Ordinance
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.	Ongoing	
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.	Ongoing	Redeveloped the original civic plaza with a new sustainable public space designed for community use

	Objective/Policy	Status	Comment
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.	Not implemented	Redevelopment Agency abolished February 1, 2012
P 1-8.4.	The City shall use expanded developer responsibilities to complete public improvements.	Ongoing	New developments required to complete frontage improvements as a condition of project approval
P 1-8.5.	In order to preserve the semi-rural quality of certain neighborhoods, the City shall recognize reduced street standards.	Implemented	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	Currently by SP No. 182.

	Objective/Policy	Status	Comment
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.	Ongoing	
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	Implemented through SP No. 182 and the Downtown Master Design Plan
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.	Ongoing	
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.	Ongoing	

	Objective/Policy	Status	Comment
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	A review of the traffic circulation was completed for the Downtown Specific Plan Study The newly adopted Bicycle Master Plan indicates new facilities in the downtown area that connects the surrounding neighborhoods with commercial districts
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.	Ongoing	The Bicycle Master Plan indicates new facilities in the downtown area that connects the surrounding neighborhoods with commercial districts
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.	Ongoing	
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	Implemented by Redevelopment Agency through 2011	

	Objective/Policy	Status	Comment
P 2-3.3.	Quality standards of development shall be used in the replacement of blighted areas.	Ongoing	Implemented through ECMC Chapter 17.180, applicable specific plans and discretionary review process
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	Redevelopment Agency abolished February 1, 2012
P 3-1.2.	The City shall have sufficient staff for the specific purpose of advancing the timing of redevelopment activity.	Implemented	Redevelopment Agency abolished February 1, 2012
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.	Implemented	Redevelopment Agency abolished February 1, 2012
O 3-2.	The City shall establish redevelopment goals, set schedules, create deadlines and set aside funds for achieving those goals.		

	Objective/Policy	Status	Comment
P 3-2.1.	The City shall, with all reasonable speed, accomplish the budgeting requirements for the redevelopment district.	Implemented through 2011	
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.	Ongoing	
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.	Ongoing	The City has been in cooperation with the County's Gillespie Field redevelopment efforts of the former speedway site
P 4-1.2.	The City shall review and improve the circulation patterns in and around Gillespie Field.	Partially implemented	

	Objective/Policy	Status	Comment
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	Such uses are reviewed in the M zone by discretionary action
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.	Ongoing	
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.	Ongoing	Implemented through development proposals and business license application review
P 4-2.2.	The Zoning Code 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.	Implemented	SP No. 291 adopted

	Objective/Policy	Status	Comment
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.	Ongoing	
P 4-3.2.	Well established industrial and light industrial uses will be permitted to remain.	Implemented	Updated ECMC Chapter 17.120
P 4-3.3.	New directions in land use will be accepted provided they remain basically compatible with industrial uses.	Ongoing	
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	SDA 11 approved, but no adopted Specific Plan to implement
P 4-3.5.	Smaller and older industrial lots will be encouraged to consolidate and redevelop with contemporary uses providing up-to-date standards.	Ongoing	Implemented 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.	Ongoing	

	Objective/Policy	Status	Comment
P 4-4.2.	Undergrounding of distribution utility lines shall be accomplished where economically and technically feasible.	Partially implemented	
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.	Ongoing	Implemented through new development proposals
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.	Ongoing	Implemented through new development proposals and code compliance
P 4-4.5.	Adequate off-street parking facilities shall be provided for industrial development, as shall space for maneuvering, loading, docking and storage.	Ongoing	Implemented through entitlement process

	Objective/Policy	Status	Comment
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.	Ongoing	
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.	Ongoing	Implemented through Housing rehabilitation programs and code compliance
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.	Ongoing	
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.	Ongoing	
P 5-1.4.	The City shall preserve affordable housing stock.	Ongoing	Implemented through Housing Element programs, residential rehabilitation and Section 8

	Objective/Policy	Status	Comment
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.	Ongoing	Implemented through the Redevelopment & Housing Division
P 5-2.2.	The City will facilitate the production of housing for all segments of the population, including those with special needs.	Ongoing	Redevelopment & Housing Division 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.	Ongoing	Solterra affordable housing development for seniors was approved in the downtown
P 5-2.4.	The City will implement the Downtown Specific Plan and facilitate the development of higher density housing in and around downtown.	Ongoing	Implemented and ongoing through SP No. 182
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.	Ongoing	Lexington Senior Apts. Ballantyne Senior Apts. Solterra 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.	Ongoing	Sources include: CDBG, HOME (ADDI), CAL-HOME, LMIHF

	Objective/Policy	Status	Comment
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.	Ongoing	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	Ongoing	HOME and CDBG 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.	Ongoing	Implemented through Redevelopment & Housing Division
P 5-3.3.	The City will facilitate the purchase of units converted to condominium ownership by existing tenants through use of ownership subsidies.	Ongoing	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 Code.	Ongoing	

	Objective/Policy	Status	Comment
P 5-4.2.	The City will encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.	Ongoing	
P 5-4.3.	The City will allow manufactured housing in all residential zones.	Ongoing	
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.	Ongoing	
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.	Ongoing	
P 5-5.2.	The City will provide fair housing services to El Cajon residents.	Ongoing	Implemented with Federal CDBG and HOME Grant Funds
P 5-5.2.	The City will encourage the dispersion of affordable housing to avoid the overconcentration of such units in any geographic areas.	Ongoing	

	Objective/Policy	Status	Comment
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.	Ongoing	Implemented through ECMC Chapter 17.180
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.	Ongoing	
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.	Ongoing	
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.	Ongoing	Implemented through ECMC Chapters 17.60, .165, & .170

	Objective/Policy	Status	Comment
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.	Ongoing	Minimal amounts of vacant land exist
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.	Ongoing	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.	Ongoing	Crisis House Transitional Living Center 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.	Ongoing	Implemented by Police Dept. representative

	Objective/Policy	Status	Comment
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	Transitional Living Center 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.	Ongoing	Implemented through Housing Division administration of CDBG, HOME (ADDI), CAL-HOME
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.	Ongoing	Crime Free Multi-Family Housing Program Police Department's Sector Community Forums
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.	Ongoing	

	Objective/Policy	Status	Comment
P 5-10.2.	The City will seek to revitalize economically blighted areas through property rehabilitation and public improvement activities.	Ongoing	Partially implemented through Redevelopment & Housing Division's residential rehabilitation programs
P 5-10.3.	The City will support the provision of job training and placement services for the unemployed and underemployed.	Ongoing	Supported through CDBG & HPRP to Crisis House & Transitional Living Center
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.	Ongoing	
P 5-11.2.	The City will seek to provide for the access needs of the physically disabled.	Ongoing	Installed 40 ADA compliant ramps and retrofitted 35 at intersections. The Building & Fire Safety Division continually applies disabled access standards to new and existing development
O 5-12.	Provide for the needed public and community services and facilities to serve those of lower and moderate income.		

	Objective/Policy	Status	Comment
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.	Ongoing	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.	Ongoing	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.	Implemented	State Route 52 has been completed

	Objective/Policy	Status	Comment
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.	Ongoing	
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.	Ongoing	Implemented through discretionary and ministerial permits and conditions required by the Public Works Dept
P 6-3.3.	The City shall use all possible funding sources in its efforts to complete and maintain public facilities.	Ongoing	
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.		

	Objective/Policy	Status	Comment
P 6-5.1.	Streets should be designed with primary emphasis on traffic movement.	Ongoing	Traffic monitoring systems have been installed and are monitored 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.	Ongoing	Right of way is continually acquired through the entitlement process
P 6-5.3.	Sound design practices should be used to minimize traffic conflicts along primary and secondary streets.	Ongoing	Installed a four-way stop at Katherine and Wakefield
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	Not listed in 2050 Regional Transportation Plan
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	Not listed in 2050 Regional Transportation Plan
P 6-6.3.	The City shall not intensify proposed land uses within the potential construction corridor of State Route 54.	Not Implemented	Not listed in 2050 Regional Transportation Plan

	Objective/Policy	Status	Comment
P 6-6.4.	The City shall encourage CALTRANS to provide for mass transit rights-of-way within freeway design whenever feasible.	Ongoing	2050 Regional Transportation Plan complete No mass transit rights-of-way planned on I-8, SR-67, & HWY-125 Peak Bus Rapid Transit from El Cajon Transit Center to University Town Center via SR-52 and to Downtown via HWY-94 in 2020 Bus Rapid Transit from El Cajon Transit Center to Sorrento Mesa via SR-52 in 2030
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.	Ongoing	

	Objective/Policy	Status	Comment
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	Ongoing	The City adopted a new bicycle master plan in 2011
P 6-7.4.	The City should adopt CALTRANS' standards of development for bicycle routes, lanes and paths.	Implemented	Included in the new bicycle master plan
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.	Ongoing	2050 Regional Transportation Plan

	Objective/Policy	Status	Comment
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.	Ongoing	The City reviewed and commented on the adopted EIR for the Gillespie Field Redevelopment Project, which plans to develop 70 acres of vacant land with airport related facilities
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.	Ongoing	
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.		

	Objective/Policy	Status	Comment
P 7-1.1.	The City shall revise its General Plan boundaries to coincide generally with its adopted Sphere of Influence (SOI).	Implemented	LAFCO designated the SOI conterminous with the City boundaries in 2008
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	LAFCO designated the SOI conterminous with the City boundaries in 2008 There are no unincorporated areas within the City's SOI
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	LAFCO designated the SOI conterminous with the City boundaries in 2008 There are no unincorporated areas within the City's SOI
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.	Ongoing when applicable	

	Objective/Policy	Status	Comment
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.	Implemented 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.	Implemented 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.	Ongoing	LAFCO designated the SOI conterminous with the City boundaries in 2008 There are no unincorporated areas within the City's SOI
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.	Ongoing	

	Objective/Policy	Status	Comment
P 8-1.2.	The City shall support and cooperate with the ongoing conservation work of other governmental jurisdictions and other governmental agencies.	Ongoing	
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.	Ongoing	
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.	Ongoing	Implemented through ECMC Chapters 13.10, 17.170 & 195
P 8-2.4.	Special design standards shall be considered for local residential service roads in hillside areas.	Ongoing / 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.		

	Objective/Policy	Status	Comment
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	Addressed on individual projects that are subject to CEQA
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.	Ongoing	Implemented through the California Building Code
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.	Ongoing	
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.	Not implemented	

	Objective/Policy	Status	Comment
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.	Partially implemented	Implemented for new housing within the Gillespie Field Airport Influence Area
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	The San Diego Regional Airport Authority's Airport Land Use Commission is responsible for the development of the regions airport compatibility plans. The new Gillespie Field Airport Land Use Compatibility Plan became effective in 2010. This policy review is scheduled for Spring 2013
P 8-3.7.	Require strict enforcement of the City's noise ordinance.	Ongoing	Implemented through ECMC Section 17.115.130
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.	Ongoing	Implemented through project review of development proposals

	Objective/Policy	Status	Comment
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.	Ongoing	
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	Performance standards have been adopted and are implemented through ECMC Section 17.115.130
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	

	Objective/Policy	Status	Comment
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.	Ongoing	
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.	Implemented	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	Applied though individual consultations for specific projects as needed

	Objective/Policy	Status	Comment
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.	Ongoing	

	Objective/Policy	Status	Comment
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.	Ongoing	
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.	Ongoing	Implemented through the Water Efficient Landscape Ordinance (ECMC Chapter 17.195) and the California Green Building Standards Code
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 & Water Efficient Landscape Ordinance (ECMC Chapter 17.195)
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.	Ongoing	Implemented through ECMC Chapters 13.10 & 16.60 Stormwater program

	Objective/Policy	Status	Comment
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.	Ongoing	Water conservation is implemented through Padre Dam and Helix Water District conservation programs and mailings, Council Policy F-6, Water Efficient Landscape Ordinance (ECMC Chapter 17.195), and California Green Building Standards Code. The City has taken initial policy development energy conservation steps with the completion of a greenhouse gas emissions inventory
P 8-8.5.	The City shall support regional and statewide efforts to increase water supplies.	Ongoing	
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.	Ongoing	Implemented through applicable project referral to APCD

	Objective/Policy	Status	Comment
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.	Ongoing	Implemented through Zoning Code Use Tables and discretionary process
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.	Ongoing	Implemented through development review process and the application of ECMC Chapters 13.10 & 16.60 and Stormwater program
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)	Ongoing	Implemented through standard urban storm water mitigation plan (SUSUMP) Ordinance 4717 adopted 2002. Amended in 2007 and 2010

	Objective/Policy	Status	Comment
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 current Drainage Master Plan study in progress.
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.	Ongoing	
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.	Ongoing	Implemented through ECMC Chapters 13.10 & 16.60
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.	Ongoing	Implemented though development project review and ECMC Chapter 13.10 & 16.60

	Objective/Policy	Status	Comment
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	Ongoing	Implemented through storm water regulations and Traffic Division
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.	Not Implemented	Implementing Regional and State Water Quality Regulations via SUSMP
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.	Ongoing	Implemented through the ongoing application of storm water regulations
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	
P 9-1.2.	The City shall continue to improve traffic circulation in the vicinity of Parkway Plaza.	Ongoing	

	Objective/Policy	Status	Comment
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.	Ongoing 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.	Ongoing	
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	Special Development Area No. 10 is implemented by Specific Plan No. 462 for El Cajon Blvd. and North Johnson Ave. Redevelopment funds are no longer available

	Objective/Policy	Status	Comment
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.	Implemented	Previously implemented with Redevelopment funds which are no longer available
P 9-2.3.	The City shall be proactive in soliciting potential users to locate in the automotive sales and service area.	Ongoing	
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.	Ongoing	Implemented through Special Development Area No.10 by Specific Plan No. 462
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.	Implemented	Redevelopment Agencies abolished February 1, 2012
P 9-3-2.	Whenever possible, the City shall assist potential developers in the assemblage of land for especially promising projects.	Implemented	Will be more difficult in future without Redevelopment Agency, but Housing Authority is a potential tool

	Objective/Policy	Status	Comment
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.	Ongoing	
P 9-3.4.	The City shall assist in the relocation or expansion of successful local businesses so they may be retained locally.	Ongoing	Previously conducted with redevelopment funds
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.	Ongoing	Architectural Guidelines adopted in Zoning Code update and implemented by ECMC Chapter 17.180
P 9-4.2.	The City should create a design review process intended to improve aesthetic standards in all commercial areas of the City.	Implemented	Implemented through ECMC Chapter 17.180 and discretionary review process
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.	Ongoing	Implemented through discretionary review process

	Objective/Policy	Status	Comment
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.	Ongoing	
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.	Ongoing	Substandard access points closed as part of discretionary review process
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.	Ongoing	Implemented through discretionary review process
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.	Ongoing when applicable	Implemented through ECMC Chapter 17.180 & discretionary project reviews and stormwater program for trash enclosures

	Objective/Policy	Status	Comment
P 9-4.8.	Provision of landscaping shall be encouraged to help beautify older commercial areas.	Ongoing when applicable	Reviewed and applied when appropriate during entitlement review process
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.	Ongoing	
P 9-4.10.	Retail commercial uses shall be encouraged to locate within retail commercial areas as designated by the General Plan.	Ongoing	
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.	Ongoing	
P 9-4.12.	Periodic inspection of buildings and properties shall be made to assure compliance with regulatory and development codes and standards	Ongoing	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.	Ongoing	

	Objective/Policy	Status	Comment
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.	Ongoing 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.	Ongoing	Zoning Code was updated and adopted in 2010, 2011 & 2012, and is an annual work program goal

	Objective/Policy	Status	Comment
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.	Ongoing	
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.	This policy is out of date	
P 11-1.2.	The City shall continue to strive for quality development of all kinds: residential, commercial, office, industrial or governmental.	Ongoing	This policy needs more focus on El Cajon's competitive advantages
P 11-1.3.	The City shall protect the existing investment in the community through vigorous enforcement of codes and ordinances.	Ongoing	Staff investigated 450 cases in 2012

	Objective/Policy	Status	Comment
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.	Ongoing	
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 code, zoning districts and special development ordinances) for compliance with the revised General Plan.	Implemented	The Zoning Code is updated annually
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.	Ongoing	

	Objective/Policy	Status	Comment
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.	Partially implement and ongoing	
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.	Ongoing	
O 14-1.	El Cajon will develop a 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.	Ongoing	Implemented through project reviews Historic Preservation Ordinance adopted in 2006
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.	Not implemented	These funds are no longer available since the passage of ABx1 26

	Objective/Policy	Status	Comment
P 14-1.3.	Demolition or removal of an historic structure will require review under the California Environmental Quality Act.	Ongoing	
O 14-2.	El Cajon will develop special legislation to assist in the preservation of historically significant buildings.		
P 14-2.1.	The Zoning Code 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	Amended Zoning Code 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.	Not implemented	No applications filed
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.	Implemented	

	Objective/Policy	Status	Comment
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.	Ongoing	
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.	Ongoing	Applied when applicable
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.	Implemented	Applied when applicable
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.	Ongoing	
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.	Ongoing	

	Objective/Policy	Status	Comment
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.	Ongoing	
P 15-2.9.	The Parks and Recreation Commission shall be encouraged to take a stronger role in influencing park and recreation planning.	Not implemented	This commission has been dissolved
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.	Ongoing	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.		

	Objective/Policy	Status	Comment
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.	Ongoing	The City has a new emergency operations center in the new Public Safety Center, regularly trains City staff and participates with the County of San Diego Office of Emergency Services
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.	Implementation began in 2011	Adopted in late 2010

	Objective/Policy	Status	Comment
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.	Partially implemented	The City uses the State of California, Department of Conservation, Probabilistic Seismic Hazards Mapping Ground Motion Page when applicable; for projects within known hazard areas that require an EIR, a licensed civil engineer and engineering geologist prepare and certify the degree of risk and mitigating measures
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.	Ongoing	
P 16-1.5.	The City should adopt and continue to update the various Uniform Codes which pertain to earthquake regulations.	Ongoing	The City implements the 2010 California Building Code
P 16-1.6.	Soils reports shall be required for all new construction.	Ongoing	

	Objective/Policy	Status	Comment
P 16-1.7.	The City shall continue proven safety related programs; e.g., weed abatement.	Ongoing	
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.	Ongoing	San Diego Regional Airport Authority is now the administering agency and has adopted the Gillespie Field Airport Land Use Compatibility Plan, which the City implements
P 16-1.9.	The City shall complete or assist in completing the flood-control system in and around El Cajon.	Not complete	Work continues on a Drainage Master Plan that will address the flood-control system in El Cajon
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	Adopted County of San Diego HWMP by reference

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Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, 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	5a	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	Est. # Infill Units*	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	
483-241-13-00	SF	O		1			1		ERCA & HOME	INC	
483-241-14-00	SF	O				1	1			INC	
483-241-15-00	SF	O				1	1			INC	
483-241-16-00	SF	O				1	1			INC	
483-241-17-00	SF	O				1	1			INC	
483-241-18-00	SF	O				1	1			INC	
483-241-19-00	SF	O				1	1			INC	
483-241-20-00	SF	O				1	1			INC	
483-241-21-00	SF	O				1	1			INC	
483-241-22-00	SF	O		1			1		ECRA & HOME	INC	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	2	2				
(10) Total by income Table A/A3 ► ►				2		10	12				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	4		2	6	The goal of the Housing Needs (4.4.1) rehabilitation program is to improve neighborhoods by preserving and enhancing the housing stock and assist the needs of very low renter and owner household incomes. This goal has been designated a high priority for El Cajon which uses HOME & CDBG funds to implement.
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units			3	3	The goal of the Housing Needs rehabilitation programs (4.4.1) is to improve neighborhoods and enhance existing housing stock while maintaining affordability for low income households.
(5) Total Units by Income	4	0	5	9	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**	2					2	

* Note: This field is voluntary

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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.			2012	2013	2014	2015	2016	2017	2018	2019	2020	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 Restricted	1,448											1,448
	Non-deed restricted												
Low	Deed Restricted	1,101	2									2	1,099
	Non-deed restricted												
Moderate	Deed Restricted	1,019											1,011
	Non-deed restricted		8									8	
Above Moderate		2,237											2,237
Total RHNA by COG. Enter allocation number:		5,805	10									10	5,795
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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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 local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Residential Rehabilitation	Conserve & improve existing affordable housing for very low & low incomes	None	Ongoing
Lead Base Paint Reduction	Improve the health & safety of residents	None	Ongoing
Mobile Home Park Program	Preserve afforable housing	None	Ongoing
Section 8 Housing Choice Voucher	Provide affordable housing assistance to low-income households	None	Ongoing assistance of 2,600 low-income households
Home Sharing	Insure affordable housing cost sharing	None	Ongoing
Preservation of housing at risk	Preserve afforable housing	None	Ongoing
Land Use Element/ Zoning	Provide adequate sites	None	
Target Housing Sites	Provide adequate sites	None	0
Adequate sites for homeless shelters and housing	Emergency Housing Services	None	Zoning Code permits by right in C-M and M zones
Density Bonus	Encourage affordable housing development	None	Ongoing with provisions listed in Zoning Code
1st-time home buyers assistance	Promote homeownership	None	Assisted one very low-income and three low-income households
Mortgage Credit Certificate	Leverage homeownership assistance	None	Ongoing
Non-profit Housing Development Corps.	Development of affordable housing	None	Ongoing
Land Assemblage & Write Down	Reduce land cost for affordable housing development	None	Program ended with termination of Redevelopment Agency

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Pursue affordable housing funding sources	Secure funds for affordable housing	None	Ongoing
Zoning Code	Facilitate the development and conversion of affordable housing	None	Ongoing measuring of Zoning Code to remove affordable housing constraints
Second Family Units	Provide additional low cost housing	None	Permitted administratively

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Condominium Conversions	Provide homeownership	None	Ongoing
Development Fees	Offset affordable housing cost	None	Ongoing measurement of fees to assess impact on housing; City has no development impact fees except regional transportation, school districts, utility connection fees and small per unit license tax; and building permit fees
Expedited project review	Reduce holding cost	None	Implemented with ongoing measuring. Finalized "A Guide to Discretionary Project Reviews" which inlcudes performance standards for review times
Promote Equal Housing Opportunites	Provide Fair Housing Service	None	Ongoing