

City of El Cajon

Planning Commission Agenda

Tuesday, May 20, 2025 Meeting 7:00 PM

ANTHONY SOTTILE, Chair
SHANNON EDISON, Vice Chair
PAUL CIRCO
DARRIN MROZ
REBECCA POLLACK-RUDE

Meeting Location: City Council Chambers, 200 Civic Center Way, El Cajon, CA, 92020

This is an in-person meeting, however, it will be live-streamed through the City website at: <https://www.elcajon.gov/your-government/city-meetings-with-agendas-and-minutes-all>.

To submit written comments on an item on this agenda, or a Public Comment, please e-mail the comments with Planning Commission in the subject line to planning@elcajon.gov before 5 p.m. on Tuesday, May 20, 2025. Comments will be limited to 300 words and will be entered into the official Commission Meeting Record.

The City of El Cajon is endeavoring to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at the Commission meeting, please contact our office at 619-441-1742, option 3, as soon as possible.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CHAIRPERSON'S WELCOME

PUBLIC COMMENT

This is the opportunity for the public to address the Commission on any item of business within the jurisdiction of the Commission that is not on the agenda. Under state law no action can be taken on items brought forward under Public Comment except to refer the item to staff for administrative action or to place it on a future agenda. Non-agenda public comments must be submitted before the end of public comment during the meeting.

CONSENT

Agenda Item:	1
	Planning Commission minutes of April 15, 2025

Decisions and Appeals - A decision of the Planning Commission is final unless appealed within 10 days of the date of the Commission's action. The appeal period for the items on this Agenda will end on Friday, May 30, 2025, at 5:00 p.m. Agenda items which are forwarded to City Council for final action need not be appealed.

PUBLIC HEARINGS

Agenda Item:	2
Project Name:	Marmara Salads & Sandwiches – On-Sale Alcohol
Request:	Establish On-Sale Beer and Wine Alcohol Sales
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number:	Conditional Use Permit (CUP) No. 2025-0002
Location:	725 Jamacha Road
Applicant:	Marmara Salads & Sandwiches, Inc.; Rayadh Gaboola; rayadh_gaboola@yahoo.com; 619-316-7644
Project Planner:	Spencer Hayes-Flores; shayes@elcajon.gov; 619-441-1656
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order APPROVING CUP-2025-0002, subject to conditions

Agenda Item:	3
Project Name:	EverBar
Request:	Establish Taproom with On-Sale Beer and Wine
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number:	Conditional Use Permit (CUP) No. 2025-0006
Location:	172 East Main Street; Assessor Parcel Number 488-083-19
Applicant:	EverBar, Tim Stone; tstone766@yahoo.com; 937-474-4446
Project Planner:	Mike Viglione; mviglione@elcajon.gov; 619-441-1773
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order APPROVING CUP-2025-0006, subject to conditions

4. OTHER ITEMS FOR CONSIDERATION

5. STAFF COMMUNICATIONS

6. COMMISSIONER REPORTS/COMMENTS

7. ADJOURNMENT

This Planning Commission meeting is adjourned to June 3, 2025 at 7 p.m.

Decisions and Appeals - A decision of the Planning Commission is final unless appealed within 10 days of the date of the Commission's action. The appeal period for the items on this Agenda will end on Friday, May 30, 2025, at 5:00 p.m. Agenda items which are forwarded to City Council for final action need not be appealed.



MINUTES PLANNING COMMISSION MEETING April 15, 2025

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

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.

COMMISSIONERS PRESENT: Anthony SOTTILE (Chair)
Shannon EDISON (Vice Chair)
Darrin MROZ
Rebecca POLLACK-RUDE

COMMISSIONERS ABSENT: Paul CIRCO

STAFF PRESENT: Noah ALVEY, Deputy Director of Community Development
Barbara LUCK, Staff Attorney
Laura JUSZAK, Administrative Secretary

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

PUBLIC COMMENT:

There was no public comment.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of April 1, 2025

Motion was made by EDISON, seconded by POLLACK-RUDE, to approve the April 15, 2025 minutes; motion carried 4-0, with CIRCO absent.

PUBLIC HEARING ITEM:

Agenda Item:	2	
Project Name:	Zoning Code Amendment	
Request:	Amendments to the Zoning Code	
CEQA Recommendation:	Exempt	
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL	
Project Number(s):	Zoning Code Amendment No. ZCA-2025-0001	
Location:	Citywide	
Applicant:	City of El Cajon	
Project Planner:	Noah Alvey; 619-441-1795; nalvey@elcajon.gov	
City Council Hearing Required?	Yes	April 22, 2025
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order recommending City Council approval of the proposed Zoning Code Amendments.	

ALVEY summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with ALVEY providing answers.

SOTTILE opened the public hearing.

There were no speakers.

Motion was made by MROZ, seconded by EDISON, to close the public hearing; motion carried 4-0, with CIRCO absent.

COMMISSIONERS discussed the item.

Motion was made by SOTTILE, seconded by POLLACK-RUDE, to adopt the next resolution in order recommending City Council approval of Zoning Code Amendment No. ZCA-2025-0001; motion carried 4-0, with CIRCO absent.

OTHER ITEMS FOR CONSIDERATION:

There were no other items for consideration.

STAFF COMMUNICATIONS:

There were no STAFF reports or comments.

COMMISSIONER REPORTS/COMMENTS:

There were no COMMISSIONER reports or comments.

ADJOURNMENT:

Motion was made by POLLACK-RUDE, seconded by EDISON, to adjourn the meeting of the El Cajon Planning Commission at 7:18 p.m. this 15th day of April, 2025, until 7:00 p.m., Tuesday, May 6, 2025; motion carried 4-0, with CIRCO absent.

Anthony SOTTILE, Chair

ATTEST:

Noah ALVEY, Secretary



Agenda Item:	2
Project Name:	Marmara Salads & Sandwiches – On-Sale Alcohol
Request:	Establish On-Sale Beer and Wine Alcohol Sales
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number:	Conditional Use Permit (CUP) No. 2025-0002
Location:	725 Jamacha Road
Applicant:	Marmara Salads & Sandwiches, Inc.; Rayadh Gaboola; rayadh_gaboola@yahoo.com; 619-316-7644
Project Planner:	Spencer Hayes-Flores; shayes@elcajon.gov; 619-441-1656
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order APPROVING CUP-2025-0002, subject to conditions

PROJECT DESCRIPTION

This project proposes to establish on-sale beer and wine beverage sales at a recently established restaurant. The subject property is located on the east side of Jamacha Road between East Washington Avenue and Granite Hills Drive and is addresses as 725 Jamacha Road. The applicant has submitted for a Department of Alcoholic Beverage Control (“ABC”) Type 41 license, described as “On-Sale Beer and Wine for a Bona Fide Eating Place”. The restaurant includes 770 square feet of interior dining area and a 1,107 square foot outdoor dining patio. The proposed hours of operation are from 8:00 a.m. to 10:00 p.m. Sunday through Thursday and 8:00 a.m. to Midnight Friday and Saturday. Off-sale alcohol sales are not permitted by the ABC license type, the Deemed Approved Alcohol Sales Ordinance, or proposed conditions of approval.

BACKGROUND

General Plan:	Neighborhood Commercial (NC)
Specific Plans:	N/A
Zone:	Neighborhood Commercial (C-N)
Other City Plan:	Administrative Zoning Permit (AZP) No. 2022-0005
Regional and State Plan:	N/A
Notable State Law:	Alcoholic Beverage Control Act

Project Site & Constraints

The subject property is a neighborhood commercial shopping center of approximately 108,900 square feet, or 2.5 acres. Existing commercial uses include a grocery store, multiple restaurants, professional offices and general retail stores. The Community Development Department has approved a tenant improvement ("TI") building permit for the subject restaurant, which is pending inspections.

Surrounding Context

The site is located along a commercial section of Jamacha Road. Surrounding properties are developed and zoned as follows:

Direction	Zones	Land Uses
North	C-N	Gas station & Drive-through Restaurant
South	C-N	Gas station
East	RM-2200	Residential Condominiums
West	C-N	Commercial Shopping Center

General Plan

The property is designated Neighborhood Commercial ("NC") on the General Plan Land Use Map. As described in the General Plan, NC designated areas are intended for retail uses emphasizing those associated with daily convenience shopping (e.g. food stores, laundries, and restaurants). This request for beer and wine sales for on-site consumption at a restaurant is consistent with the intent of the NC General Plan designation.

Municipal Code

El Cajon Municipal Code ("ECMC") Chapter 17.210 Alcohol Sales and Deemed Approved Alcohol Sales Regulations ("Deemed Approved Ordinance"), regulates the conduct of alcohol sales, and requires approval of a CUP for the sale of alcoholic beverages for on-site consumption at a restaurant. Distance restrictions are not applicable to restaurants as long as the eating area has a greater square footage than an ancillary bar, if one is proposed. The CUP-2025-0002 ensures compliance with applicable development standards, use restrictions, and compatibility with surrounding properties and land uses. There is no bar proposed with this request. Furthermore, ECMC sections 17.210.150 and 17.210.160 lists specific operational standards and required findings when deciding a request for alcohol sales. A detailed discussion of applicable Municipal Code requirements is included below in the section of this report titled "Discussion."

Alcoholic Beverage Control Act

The sale of alcohol is regulated by the Alcoholic Beverage Control Act (Business and Professions Code sections 23000-25762). Accordingly, the ABC was established to oversee the licensing process. ABC has specific criteria to issue and revoke licenses, which allows

for local participation that can impose regulations pursuant to both its valid police powers and land use authority.

Administrative Zoning Permit No. 2022-0005

On September 6, 2024 the Community Development Department approved Administrative Zoning Permit ("AZP") No. 2022-0005 for a 1,107 square foot outdoor dining area, which is fenced by a six and one half foot tall glass panel fence. The outdoor area includes seating, access to a restroom facility and a fire pit. Ongoing conditions of the AZP approval include the preservation of ingress and egress pathways and compliance with the outdoor dining standards in ECMC section 17.225.090.

DISCUSSION

The alcohol sales ordinance (ECMC Chapter 17.210) contains provisions applicable to on-sale beer and wine sales in conjunction with a restaurant. It should be noted that restaurants with on-sale alcoholic beverage service are not required to satisfy the distance requirement of 600 feet to residentially zoned property, public or private schools, health care facilities, religious facilities, and parks or playgrounds.

New on-sale establishments must manage such premises in accordance with the requirements of the permit and operational standards listed in ECMC section 17.210.150. These standards are summarized as follows:

- That the establishment does not result in adverse effects to health, peace or safety in the surrounding area;
- That the establishment does not jeopardize or endanger the public health or safety in the surrounding area;
- That the establishment does not result in repeated nuisance activities;
- That it complies with all local, state or federal laws, regulations or orders; and,
- That it does not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

There are additional considerations such as the potential for an overconcentration of licenses in a census tract and the crime rate. The subject site is located in census tract 156.01. This census tract currently has nine active on-sale licenses and ABC's authorized number of on-sale licenses for this census tract is eight, thus the census tract is over on-sale capacity. However, only six establishments control the nine active licenses. The Elks Lodge El Cajon, a private club, possess two licenses (Type 51 and 58), and Junction Bar & Grill maintain three licenses (Type 58, 47, and 77). The crime rate in this Police Reporting District is lower than average. The Police Department has reviewed the proposal and does not believe on-sale beer and wine service would impact Police Department service,

criminal activity, or public safety as long as the restaurant operates within ABC regulations. Lastly, even if the CUP-2025-0002 is approved, the applicant must obtain approval of the Type 41 license and comply with the ABC standards prior to being able to offer beer and wine on the premises. All of these considerations are to ensure there are no adverse effects or the potential to endanger the residing or working community.

FINDINGS

In addition to the CUP findings listed in ECMC section 17.50.060, the Commission shall approve issuance of the permit to allow new on-sale alcoholic beverage sales activity upon making the findings listed in ECMC sections 17.210.160. If the Commission can make all of the findings, it must approve the issuance of the CUP-2025-0002. The findings for CUP approval are as follows:

- A. The proposed project is consistent with applicable goals, policies, and programs of the General Plan.*

The NC General Plan land use designation is established to provide a variety of retail and convenience uses. Uses such as professional services, convenience markets, and places to eat and drink are typical in the NC designation. Restaurants with on-sale beer and wine are neighborhood serving commercial uses, which are consistent and compatible with the NC General Plan land use designation.

- B. The proposed project is consistent with all applicable use and development standards.*

Operational standards for on-sale alcoholic beverage establishments are part of the permit conditions of approval. The existing site and building design are consistent with all applicable use and development standards. Moreover, the proposed beer and wine sales does not directly affect development at the subject property.

- C. The proposed project will be operated in a manner that is compatible with existing and planned land uses in the vicinity of the proposed use.*

The vicinity of the subject property is developed with commercial and residential uses. A restaurant is considered an appropriate and compatible land use in a neighborhood commercial center, and the sale of beer and wine at the restaurant would be a compatible accessory use to the overall dining experience if: all activities are conducted within the thresholds of the Performance Standards Listed in ECMC sections 17.115.130 and 17.210.150; the applicant adheres to operating characteristics required by local, state and federal laws, including but not limited to those of Alcoholic Beverage Control and applicable sections of the Business and Professions Code; the hours of beer and wine sales are in conjunction with food service; no beer or wine is sold for off-site consumption; and the owners and employees serving alcoholic beverages are certified in responsible beverage service training.

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

Impacts are not anticipated with the normal conduct of a restaurant in a neighborhood commercial zone. However, if the establishment does become a nuisance, the City has performance standards for those impacts which are addressed through Code Compliance actions if complaints are received. Furthermore, the proposed project scope does not include construction elements that might affect the matters of noise, smoke, dust, fumes, vibrations, odors, or other hazards and traffic.

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

The proposed project is in the best interest of public convenience and necessity. The subject census tract has capacity for eight licenses and there are currently nine issued; however, only six establishments control the licenses. Further, the ability to enjoy beer or wine with a meal is a dining experience enhancement at a business that serves residents in the vicinity and the broader community.

- F. The proposed alcoholic beverage sales activity will not exacerbate existing problems in the neighborhood created by the sale of alcohol such as loitering, public drunkenness, sale of alcoholic beverages to minors, noise and littering.*

It is not anticipated that an additional restaurant with on-sale alcohol service – subject to the proposed conditions of approval and licensing requirements of Alcoholic Beverage Control – will contribute to loitering, public drunkenness, the sale of alcoholic beverages to minors, or noise or littering. Proposed conditions of approval are enforceable via code compliance action and the subject CUP-2025-0002 may be reviewed by the Planning Commission should issues arise.

- G. The proposed alcoholic beverage sales establishment will not detrimentally affect nearby neighborhoods considering the distance of the alcohol establishment to residential buildings, schools, parks, playgrounds or recreational areas, nonprofit youth facilities, places of worship, hospitals, alcohol or other drug abuse recovery or treatment facilities, county social service offices, or other alcoholic beverages sales activity establishments.*

Proposed project conditions of approval require that the restaurant maintain a level of upkeep and operating characteristics that do not adversely affect the livability of the surrounding neighborhood. Further, proposed conditions of approval require that operators be certified in Responsible Beverage Service training to recognize any potential negative effects.

- H. The proposed alcoholic beverage sales establishment is not located in what has been determined to be a high-crime area or where a disproportionate number of police service calls occur. In the alternative, if the proposed alcoholic beverage sales establishment is proposed to be located in a high-crime area or where a disproportionate number of police service calls occur, the establishment has or will adopt appropriate safeguards, to be set forth in conditions of approval, reasonably intended to prevent any increase in criminal activities and calls for service.*

The crime rate in the subject census tract 156.01 is lower than average according to the most recent Level of Criminal Activity by Census Tract report by the El Cajon Police Department. Further, the Police Department did not have concern for the proposed on-sale beer & wine service causing additional calls for service in the district.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is exempt from the California Environmental Quality Act ("CEQA") subject to section 15301 of the State CEQA Guidelines. Section 15301 provides an exemption for existing facilities where there is negligible expansion of an existing use and physical improvements are limited to minor interior or exterior modifications. In this instance, the existing structure is being modified and the project involves issuing a permit for the restaurant to sell beer and wine accessory to a restaurant use. No new environmental impacts would result. None of the exemption exceptions listed under CEQA Guidelines Section 15300.2 exist.

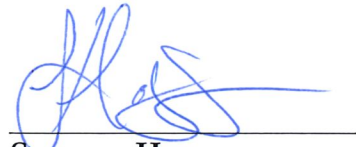
PUBLIC NOTICE & INPUT

Notice of this public hearing was mailed on May 6, 2025, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices." The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

RECOMMENDATION

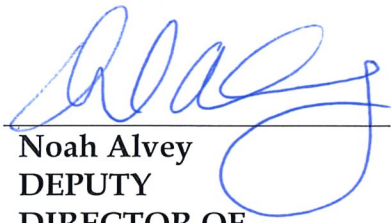
Staff is recommending approval of CUP-2025-0002 for Marmara Salads & Sandwiches, Inc. The proposed on-sale beer and wine sales is ideal for a restaurant at this location. It is staff's opinion that any potential impacts from accessory on-sale beer and wine sales for the existing restaurant would be negligible.

PREPARED BY:



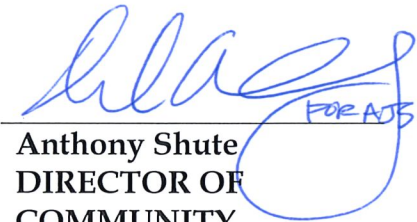
**Spencer Hayes-
Flores
ASSOCIATE
PLANNER**

REVIEWED BY:



**Noah Alvey
DEPUTY
DIRECTOR OF
COMMUNITY
DEVELOPMENT**

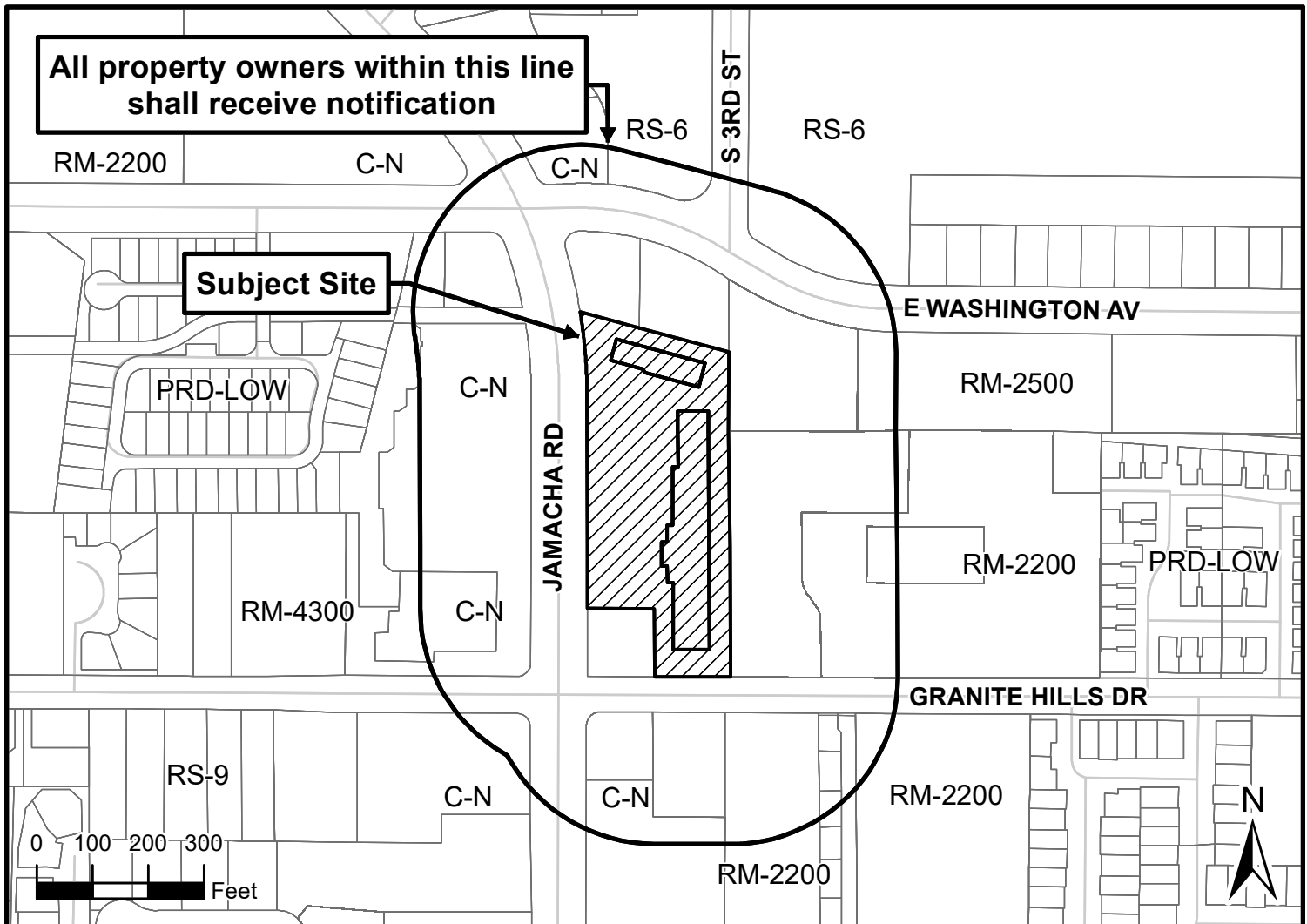
APPROVED BY:



**Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT**

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution APPROVING CUP-2025-0002
3. ECMC Sections 17.210.130 through 17.210.160
4. Aerial Photograph of Subject Site
5. Application & Disclosure Statement
6. Project Plans
7. Licenses in Census Tract & Tract Authorizations



**NOTICE OF PROPOSED
CONDITIONAL USE PERMIT FOR
ON-SALE BEER AND WINE**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, May 20, 2025** in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

CONDITIONAL USE PERMIT (CUP) NO. 2025-0002, as submitted by Sherrie Olson of PLRC on behalf of Marmara Salads & Sandwiches, Inc., proposing on-sale beer and wine at an existing restaurant. The subject property is located on the east side of Jamacha Road between East Washington Avenue and Granite Hills Drive, and is addressed as 725 Jamacha Road, APN 511-280-97-00. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in this public hearing. The agenda report for this project will be available 72 hours prior to the Planning Commission meeting at <https://www.elcajon.gov/your-government/city-meetings-with-agendas-and-minutes-all>. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearing, but will be available at City Hall in the Project Assistance Center upon request.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Commission, or prior to, the public hearing. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact Planning at 619-441-1742. More information about planning and zoning in El Cajon is available at <http://www.elcajon.gov/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **SPENCER HAYES-FLORES** at 619-441-1742 or via email at shayes@elcajon.gov and reference "CUP-2025-0002" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2025-0002 TO CONDUCT ON-SALE BEER AND WINE SALES AT A RESTAURANT IN THE NEIGHBORHOOD COMMERCIAL ZONE, APN: 511-280-97-00, GENERAL PLAN DESIGNATION: NEIGHBORHOOD COMMERCIAL

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on May 20, 2025, to consider Conditional Use Permit No. 2025-0002 ("CUP-2025-0002"), as submitted by Sherrie Olson of PLRC on behalf of Marmara Salads & Sandwiches, Inc., requesting on-site consumption of beer and wine at a restaurant in the Neighborhood Commercial (C-N) zone, on the east side of Jamacha Road between East Washington Avenue and Granite Hills Drive, and addressed as 725 Jamacha Road, APN: 511-280-97-00; and

WHEREAS, the evidence presented to the Planning Commission at the public hearing includes the following:

- A. In determining whether the proposed use is categorically exempt from environmental review in accordance with section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act ("CEQA") Guidelines, evidence presented to the Planning Commission shows that modifications are not proposed to the existing tenant suite as a result of adding accessory beer and wine sales, which is a negligible expansion of the existing use.
- B. The NC General Plan land use designation is established to provide a variety of retail and convenience uses. Uses such as professional services, convenience markets, and places to eat and drink are typical in the NC designation. Restaurants with on-sale beer and wine are neighborhood serving commercial uses, which are consistent and compatible with the NC General Plan land use designation.
- C. Operational standards for on-sale alcoholic beverage establishments are part of the permit conditions of approval. The existing site and building design are consistent with all applicable use and development standards. Moreover, the proposed beer and wine sales does not directly affect development at the subject property.
- D. The vicinity of the subject property is developed with commercial and residential uses. A restaurant is considered an appropriate and compatible land use in a neighborhood commercial center, and the sale of beer and wine at the restaurant would be a compatible accessory to the overall dining experience if: all activities are conducted within the thresholds of the Performance Standards Listed in El Cajon Municipal Code ("ECMC") sections 17.115.130 and 17.210.150; the applicant

Proposed Planning Commission Resolution

adheres to operating characteristics required by local, state and federal laws, including but not limited to those of Alcoholic Beverage Control Act and applicable sections of the Business and Professions Code; the hours of beer and wine sales are in conjunction with food service; no beer or wine is sold for off-site consumption; and the owners and employees serving alcoholic beverages are certified in responsible beverage service training.

- E. Impacts are not anticipated with the normal conduct of a restaurant in a neighborhood commercial zone. However, if the establishment does become a nuisance, the City has performance standards for those impacts which are addressed through Code Compliance actions if complaints are received. Furthermore, the proposed project scope does not include construction elements that might affect the matters of noise, smoke, dust, fumes, vibrations, odors, or other hazards and traffic.
- F. The proposed project is in the best interest of public convenience and necessity. The subject census tract has capacity for eight licenses and there are currently nine issued; however, only six establishments control the licenses. Further, the ability to enjoy beer or wine with a meal is a dining experience enhancement at a business that serves residents in the vicinity and the broader community.
- G. It is not anticipated that an additional restaurant with on-sale alcohol service—subject to the proposed conditions of approval and licensing requirements of Alcoholic Beverage Control—will contribute to loitering, public drunkenness, the sale of alcoholic beverages to minors, or noise or littering. Proposed conditions of approval are enforceable via code compliance action and the subject CUP-2025-0002 may be reviewed by the Planning Commission should issues arise.
- H. Proposed project conditions of approval require that the restaurant maintain a level of upkeep and operating characteristics that do not adversely affect the livability of the surrounding neighborhood. Further, proposed conditions of approval require that operators be certified in Responsible Beverage Service training to recognize any potential negative effects.
- I. The current crime rate in the subject census tract 156.01 is lower than average according to the most recently reported Police Department data. Further, the Police Department did not have concern for the proposed on-sale beer & wine service causing additional calls for service in the district.

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

1. The foregoing recitals are true and correct, and constitute findings of the Planning Commission.
2. The El Cajon Planning Commission hereby finds that section 15301 of the CEQA Guidelines is an appropriate exemption for the proposed project.
3. Based upon said findings of fact, the El Cajon City Planning Commission hereby APPROVES CUP-2025-0002 for on-site consumption of beer and wine for Marmara Salads & Sandwiches, Inc., subject to the following conditions:
 - a. Prior to conducting beer and wine sales, the applicant shall submit a revised, one page digital site plan to Planning that includes the heading "Operational Standards" and lists all ongoing conditions.
 - b. The following are ongoing conditions of approval for this CUP-2025-0002:
 - i. Beer and wine shall be sold in conjunction with food service.
 - ii. The establishment shall have signage indicating off-site alcohol sales are prohibited.
 - iii. No beer or wine shall be sold before 8:00 a.m. or after 10:00 p.m. Sunday through Thursday and no later than 12:00 a.m. Friday and Saturday, and as otherwise restricted by Alcohol Beverage Control.
 - iv. No beer or wine shall be sold for off-site consumption.
 - v. Alcohol served or consumed outdoors shall be limited to the outdoor dining area indicated on the approved project site plan on file with Planning, and as otherwise restricted by Alcohol Beverage Control. Appropriate "No Alcohol Beyond This Point" signage and/or equivalent signage required by Alcoholic Beverage Control shall be posted at the point of egress from the outdoor dining area.
 - vi. On-sale beer and wine shall not result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area.
 - vii. On-sale beer and wine shall not jeopardize or endanger the public health or safety of persons residing or working in the surrounding area.

- viii. On-sale beer and wine shall not result in repeated nuisance activities within the premises or in close proximity of the premises, including but not limited to disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.
- ix. The restaurant with on-sale beer and wine shall comply with all provisions of local, state or federal laws, regulations or orders, including but not limited to those of the Alcoholic Beverage Control Act, California Business and Professions Code sections 24200, 24200.6, and 25612.5, as well as any condition imposed on any permits issued pursuant to applicable laws, regulations or orders. This includes compliance with annual city business license fees.
- x. The restaurant with on-sale beer and wine shall maintain upkeep and ensure operating characteristics are compatible with, and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
- xi. The owners and all employees serving alcoholic beverages shall be required to be certified in Responsible Beverage Service training. Proof of training shall be provided to the Community Development Department prior to beer and wine sales.
- xii. The use shall be operated in a manner that is compatible at all times with surrounding properties and uses.
- c. Any change in use or expansion of the facility may require prior City approval, including an amendment to this conditional use permit.
- d. The Planning Commission may at any time during the life of this use permit, after holding a new public hearing and considering testimony as to the operation of the approved use, add additional conditions as it deems necessary, to ensure that the approved use continues to be compatible with surrounding properties and continues to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare.
- e. The existence of this CUP-2025-0002 shall be recorded with the County Recorder.

Proposed Planning Commission Resolution

- f. The proposed use shall be operated substantially as presented in the Planning Commission staff report titled CUP No. 2025-0002, dated May 20, 2025, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
- g. If all conditions of approval have not been satisfied or if the uses approved by this CUP-2025-0002 have not been commenced, and if no request for an extension of time has been received, within one (1) year of the approval Planning Commission or by May 20, 2026 and subsequently approved, this CUP-2025-0002 shall be considered null and void pursuant to ECMC section 17.35.010.

[The remainder of this page intentionally left blank.]

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held May 20, 2025, by the following vote:

AYES:
NOES:
ABSENT:

Anthony SOTTILE, Chair

ATTEST:

Noah ALVEY, Secretary

City of El Cajon, CA
Thursday, May 15, 2025

Title 17. Zoning

Chapter 17.210. ALCOHOL SALES AND DEEMED APPROVED ALCOHOL SALES REGULATIONS

§ 17.210.130. New and modified on-sale alcohol establishment standards.

Except as otherwise provided in this chapter, no person shall establish a new on-sale alcoholic beverage establishment or modify an existing on-sale alcoholic beverage establishment in violation of Section **17.120.030** of this title or an applicable conditional use permit without first obtaining a conditional use permit or minor use permit (C-R zone) in the manner provided by this chapter. Furthermore, the standards contained in sections **17.210.140** through **17.210.160** require on-sale alcoholic beverage establishments to secure a conditional use permit or minor use permit in the manner provided in this chapter in order to lawfully engage in the sale of alcoholic beverages from premises located in the city of El Cajon; and require such establishments to manage such premises in accordance with the requirements of such permit, including operational standards and any conditions of approval incorporated as conditions of the permit.

(Ord. 5081 § 29, 2019)

§ 17.210.140. Distance requirements—applicable to new on-sale alcoholic beverage establishments.

- A. No new on-sale alcoholic beverage establishment shall be located within 1,000 feet of an existing on-sale alcoholic beverage establishment (except in the C-R zone) and/or within 600 feet of residentially zoned property, public or private schools, health care facilities, religious facilities, parks or playgrounds, and off-sale alcoholic beverage establishments, except:
1. A restaurant with an ancillary bar with less total square footage than the restaurant eating area; or
 2. On-sale alcoholic beverage establishment with alcohol sales secondary and incidental to an approved, complementary, principal use within the boundaries of Specific Plan No. 19 or Specific Plan No. 182; or
 3. An alcoholic beverage manufacturer such as a craft brewery with an ancillary tasting room or craft brewery with a full-service restaurant.
- B. For purposes of this section, distances shall be measured between the closest property lines of the affected locations.
- C. For the purposes of this section, "secondary and incidental," shall mean that the sales of alcoholic beverage shall be limited to not more than 25% of the gross annual retail receipts generated by the use on the site, which shall be calculated on a quarterly basis, for the prior 12 month period ending on the last day of the then concluding quarter of year, and shall further mean that sales of alcoholic beverages are not promoted or advertised in any signs, or the name of the business establishment.
- D. For the purposes of this section, "principal use," may include, but is not limited to, live entertainment, participatory sporting activities, museums, theaters, performing arts center owned by a public agency, hotels, or other, similar uses approved by the Director of Community Development, so long as the location of the sales of alcoholic beverages occurs on the same premises as the principal use, and the owner of the principal use is the owner of the liquor license.

(Ord. 5113 § 26, 2022)

§ 17.210.150. Operational standards—applicable to new on-sale alcoholic beverage sales activities.

- A. That it does not result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area.
- B. That it does not jeopardize or endanger the public health or safety of persons residing or working in the surrounding area.
- C. That it does not result in repeated nuisance activities within the premises or in close proximity of the premises, including, but not limited to, disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.
- D. That it complies with all provisions of local, state or federal laws, regulations or orders, including, but not limited to, those of the ABC, California **Business and Professions Code** §§ 24200, 24200.6, and 25612.5, as well as any condition imposed on any permits issued pursuant to applicable laws, regulations or orders. This includes compliance with annual city business license fees.
- E. That its upkeep and operating characteristics are compatible with, and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

(Ord. 4994 § 3, 2013)

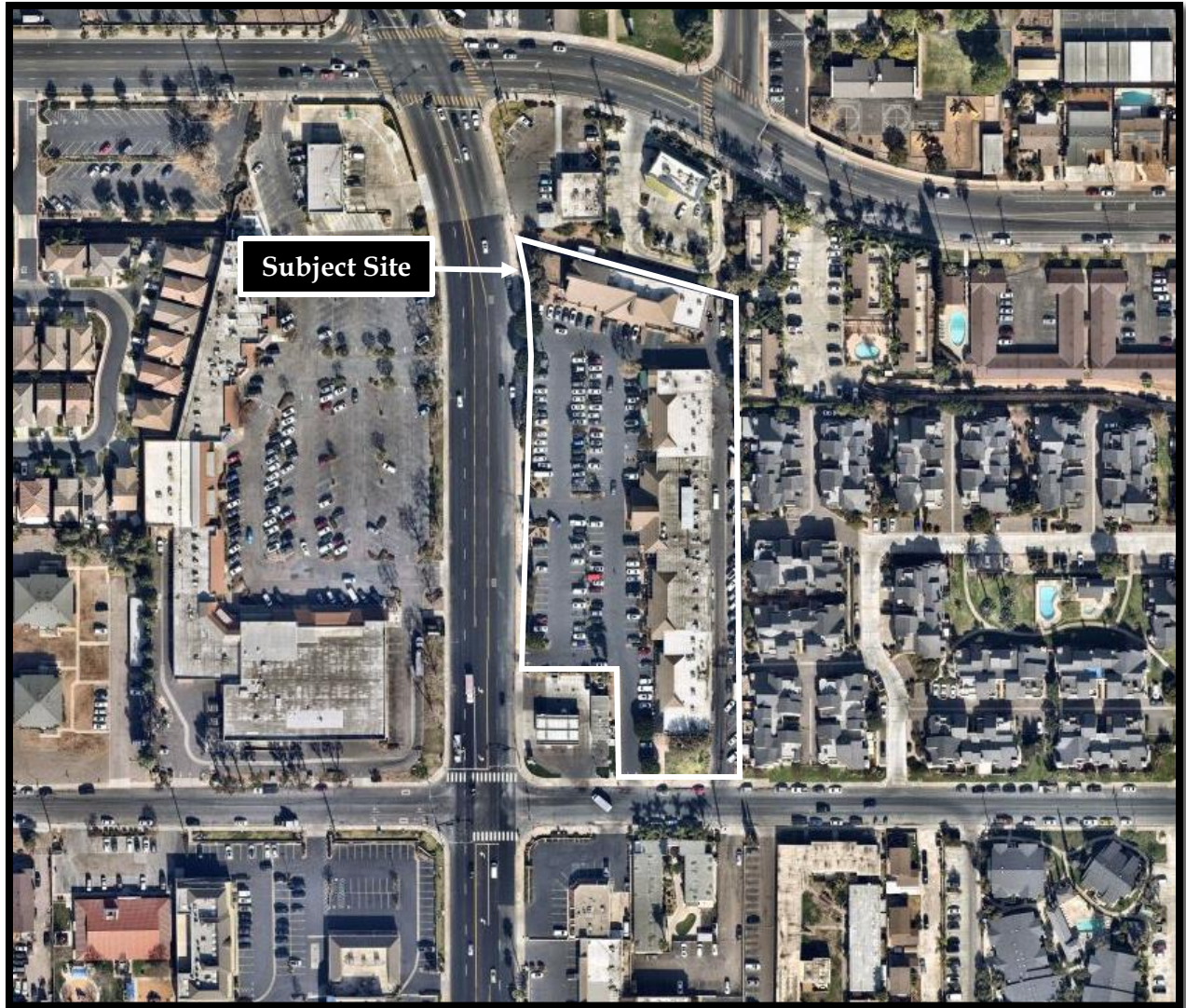
§ 17.210.160. Required findings—new on-sale alcoholic beverage sales activities.

In addition to the findings listed in section **17.50.060**, the issuance of a conditional use permit or minor use permit to allow a new on-sale alcoholic beverage sales activity shall meet the following findings:

- A. The proposed alcoholic beverage sales activity will not exacerbate existing problems in the neighborhood created by the sale of alcohol such as loitering, public drunkenness, sale of alcoholic beverages to minors, noise and littering.
- B. The proposed alcoholic beverage sales establishment will not detrimentally affect nearby neighborhoods considering the distance of the alcohol establishment to residential buildings, schools, parks, playgrounds or recreational areas, nonprofit youth facilities, places of worship, hospitals, alcohol or other drug abuse recovery or treatment facilities, county social service offices, or other alcoholic beverages sales activity establishments.
- C. The proposed alcoholic beverage sales establishment is not located in what has been determined to be a high-crime area or where a disproportionate number of police service calls occur. In the alternative, if the proposed alcoholic beverage sales establishment is proposed to be located in a high-crime area or where a disproportionate number of police service calls occur, the establishment has or will adopt appropriate safeguards, to be set forth in conditions of approval, reasonably intended to prevent any increase in criminal activities and calls for service.

(Ord. 5081 § 33, 2019)

Aerial Imagery
725 Jamacha Road
CUP-2025-0002





Project Assistance Center
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested:

☐ AZP Administrative Zoning Permit	☒ CUP Conditional Use Permit	☐ LLA Lot Line Adjustment	☐ MA Minor Amendment
☐ MUP Minor Use Permit	☐ PRD Planned Residential Development	☐ PUD Planned Unit Development	☐ SDP Site Development Plan Permit
☐ SP Specific Plan	☐ SCR Substantial Conformance Review	☐ TPM Tentative Parcel Map	☐ TSM Tentative Subdivision Map
☐ VAR Variance	☐ ZR Zone Reclassification	☐ Other: _____	

Project Location

Parcel Number (APN): 587-420-03,06

Address: 725 Jamacha Rd., El Cajon, CA 92019

Nearest Intersection: Dehesa Rd

Project Description (or attach separate narrative)

Request to add beer and wine in a 770 S.F. restaurant with interior seating of 11 and

a 1,107 S.F. patio with 60 seats. Overall, 1,877 total S.F. proposed Mediterranean restaurant

Proposed Hours: Sunday-Thursday 8am-10pm – Friday and Saturday 8am-Midnight.

Project Screening Questions

Existing use?	☐ No	☒ Yes	If yes, please describe: <u>Restaurant</u>
Modification of use?	☒ No	☐ Yes	_____
New development or addition?	☒ No	☐ Yes	_____
Existing Structures?	☐ No	☒ Yes	Age of the structures: _____

Demolition or substantial modification proposed to site improvements or structures? ☒ No ☐ Yes _____
Tenant improvements proposed? ☐ No ☒ Yes Interior only
Existing vegetation or trees on site proposed for removal? ☒ No ☐ Yes _____
Proposed grading? ☒ No ☐ Yes Proposed quantities of cut and/or fill. _____

Applicant Information (the individual or entity proposing to carry out the project; not for consultants)

Company Name: Marmara Salads & Sandwiches Inc
Contact Name: Rayadh Gaboola
Mailing Address: 171 Landale Ln., El Cajon, CA 92019
Phone: 619-316-7644 Email: rayadh_gaboola@yahoo.com
Interest in Property: ☐ Own ☒ Lease ☐ Option

Project Representative Information (if different than applicant; consultant information here)

Company Name: PLRC
Contact Name: Sherrie Olson License: permits n more, inc.
Mailing Address: 1030 N Mountain Ave., Ontario, CA 91762
Phone: 909-519-1816 Email: sherrieolson2@gmail.com

Property Owner Information (if different than applicant)

Company Name: _____
Contact Name: Dean Acosta
Mailing Address: 8100 La Mesa Blvd., Suite#101
Phone: 619-463-4040 Email: _____

Hazardous Waste and Substances Statement

Section 65962.5(f) of the State of California Government Code requires that before the City of El Cajon accepts as complete an application for any discretionary project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous

chemicals, and is available at <http://www.calepa.ca.gov/sitecleanup/corteselist/>. Check the appropriate box and if applicable, provide the necessary information:

The development project and any alternatives proposed in this application:

☒ is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.

☐ is/are contained on the lists compiled pursuant to Government Code Section 65962.5.

If yes, provide Regulatory Identification Number: _____ Date of List: _____

Authorization

Applicant Signature¹:



Date:

1/22/25

Property Owner
Signature²:



Date:

1/21/25

1. **Applicant's Signature:** I certify that I have read this application and state that the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application. I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the City to enter the subject property for inspection purposes.
2. **Property Owner's Signature:** If not the same as the applicant, property owner must also sign. A signed, expressed letter of consent to this application may be provided separately instead of signing this application form. By signing, property owner acknowledges and consents to all authorizations, requirements, conditions and notices described in this application. Notice of Restriction: property owner further acknowledges and consents to a Notice of Restriction being recorded on the title to their property related to approval of the requested permit. A Notice of Restriction runs with the land and binds any successors in interest.

Pre-submittal Review

The purpose of a pre-submittal review is to provide you an opportunity to review your project with the City's development team in a preliminary form to finalize submittal requirements and receive a cursory identification of potential issues. **A pre-application is required unless waived by staff.**



Disclosure Statement

This statement is intended to identify and avoid potential conflicts of interest that may exist between the project proponents and the decision makers; including City staff, Planning Commissioners, and City Council members.

The following information must be disclosed:

1. List the names and addresses of all persons having a financial interest in the application.

Dean Acosta

Rayadh Gaboola

List the names and address of all persons having any ownership interest in the property involved.

Dean Acosta

2. If any person identified pursuant to (1) above is a corporation or partnership, list the names and addresses of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

Rayadh Gaboola

3. If any person identified pursuant to (1) above is a trust, list the name and address of any person serving as trustee or beneficiary or trustor of the trust.

4. Have you or your agents transacted more than \$500.00 worth of business with any member of City staff, Boards, Commissions, Committees and Council within the past 12 months or \$1,000.00 with the spouse of any such person? Yes _____ No ☒ _____

If yes, please indicate person(s), dates, and amounts of such transactions or gifts.

"Person" is defined as "Any individual, proprietorship, firm, partnership, joint venture, syndicate, business trust, company, corporation, association, committee, and any other organization or group of persons acting in concert." Gov't Code §82047.

 2/22/25
Signature of applicant / date

Rayadh Gaboola

Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

Environmental Health Notes

1. A concrete slab is provided for trash, garbage, and grease container. If walls enclose area, the interior wall surfaces will be smooth, sealed and washable (e.g., plastered smooth and painted, etc.).
2. All food-related and utensil-related equipment shall meet or be equivalent to sanitation standards established by an American National Standards Institute (ANSI) accredited program.
3. All floor mounted equipment will be installed on minimum 6" sanitary legs, castors, or completely sealed in position on a 4" high curb with continuously coved base. Countertop equipment will be on 4-inch sanitary legs or sealed to the counter unless readily movable.
4. If soft drink, ice or other dispensers are self-service, or if refills are provided they must be push button types, or lever types where the lever contacts the container at least one inch below the rim.
5. Any openable windows vent openings or other similar openings must be provided with tight fitting screens of minimum 16-mesh to the inch. Windows to be fixed at food prep, utensil-washing, open food and utensil storage areas.
6. All exterior doors open outward and are self-closing and tight fitting.
7. Bi-fold, French, Accordion style and roll-up doors cannot open into the food prep, utensil washing or unpackaged food service areas.
8. Toilet room and dressing room doors must be self-closing, tight fitting.
9. Delivery doors to have air curtain fans that span the width over the door. The fan must activate via a micro switch providing a minimum velocity of 1600 fpm measured 3 feet above the ground.
10. A minimum of 10 foot-candles of light measured 30" off floor is provided in walk-in refrigerated storage and dry storage rooms and at least 20-foot candles is provided where food is provided for consumer self-service, where fresh produce of prepackaged foods are sold or offered for consumption; inside equipment such as reach-in and under-counter refrigerators; in areas used for handwashing, warewashing, equipment and utensil storage, and in toilet rooms.

Finishes

1. ALL WALLS 5/8" TYPE "X" DW w/ FRP WHITE PANEL ENTIRE WALLS TO CEILING.
2. COVED BASE CONSIST OF 4" MIN. HEIGHT W/ 3/8" MIN. RADIUS AT BASE PER DETAIL, SHEET T4.
3. FLOOR COVERING IS EXISTING CONCRETE SEALED, WASHABLE.
4. CEILING TO EXISTING 5/8" TYPE "X" DW w/ SEMI-GLOSS ENAMEL PAINT, WASHABLE.
5. BATHROOM CEILING (E) ¾" TYPE "X" DW. W/ SEMI GLOSS ENAMEL PAINT, WASHABLE.
6. CEILING TILES TO BE SEMI GLOSS ENAMEL WHITE, WASHABLE.

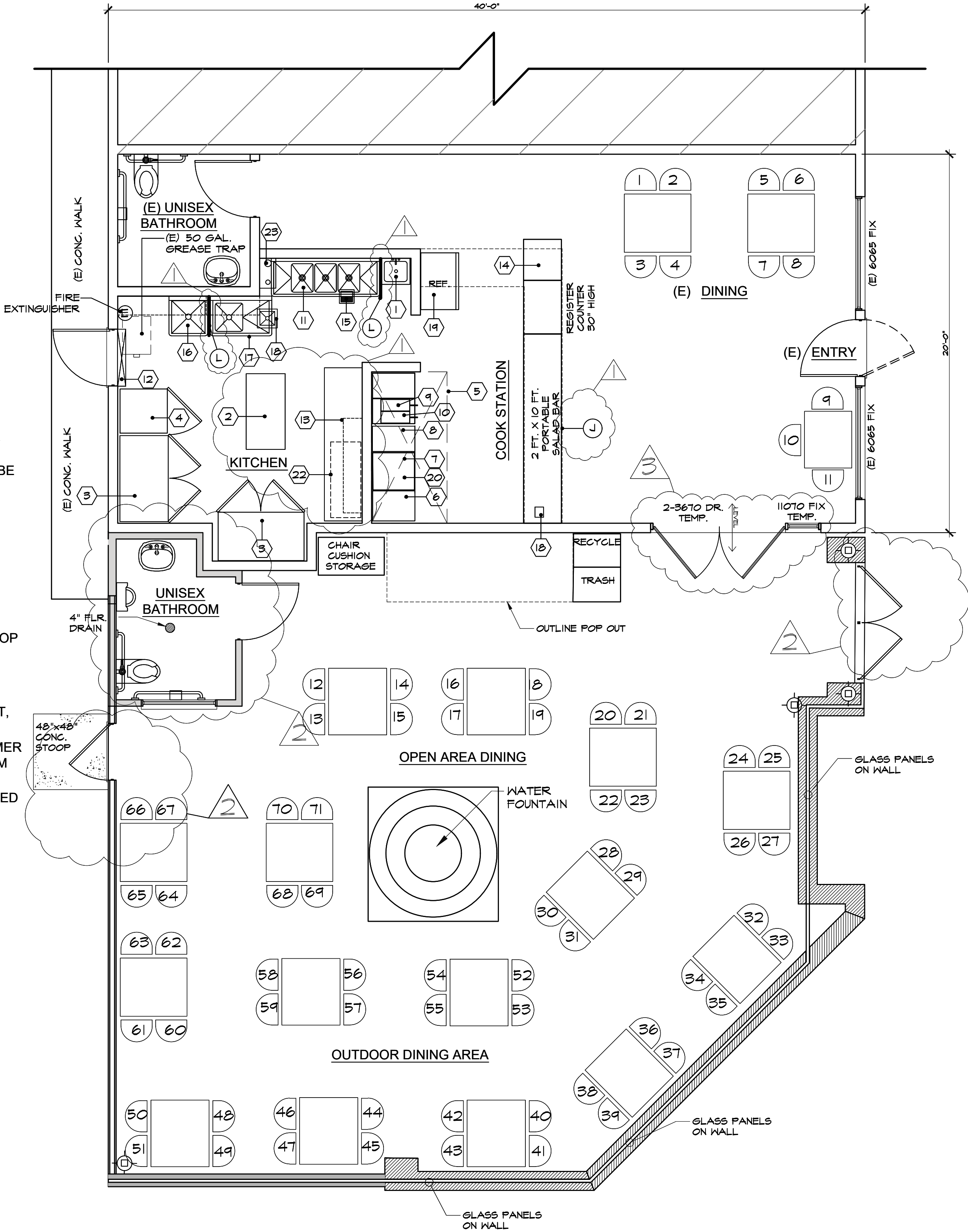
31. Grease trap to be located outside the food service activity area, flush with the finished floor when indoors. Local wastewater district or building department to be contacted for grease removal requirements.
32. Floor drains shall be installed in floors that are water-flushed for cleaning and in areas where pressure spray methods for cleaning equipment are used, in restrooms, janitorial rooms, sculleries, and at bars with warewashing. Floor surfaces in areas pursuant to this shall be sloped 1:50 to the floor drains.
33. Adequate ventilation is to be provided to all toilet rooms, janitor closets with mop sinks, and indoor trash rooms and in dressing/change room(s).
34. The floor finish will have a smooth surface under all equipment and walkways will have a light texture only.
35. The paint used on walls and ceilings of all kitchen, food preparation, work, and storage areas will be a gloss or semi-gloss enamel. Finish material shall be a light color in food prep areas for easy cleaning.
36. Prior to installation, samples of finishes to be submitted to Environmental Health for approval as needed.
37. Cold storage rooms shall be provided with a section of shelving installed to hold shallow cool down pans-not to exceed 4" in height. Space between shelving to be at least 8" high.
38. Backup dry storage shelving shall be a minimum of 96 linear feet (measured with tiers) or 25% of kitchen, food prep, and work areas, whichever is greater. Shelving shall be at least 18 inches deep and start a minimum six inches off the floor surface.
39. Shelving over wet areas (sinks, mop sinks, etc.) and food prep surfaces will be metal.
40. All seams, gaps, openings to be properly sealed.

20. All plumbing, electrical and gas lines shall be concealed within the building structure to as great an extent as possible. All exposed conduits, plumbing, etc. shall be installed at least 6" off floor and 3/4" from walls using standoff brackets.
21. Conduits, plumbing or piping cannot be installed across any aisle way, traffic area or door opening.
22. Multiple runs or clusters of conduit or pipelines shall be furred in or encased in an approved sealed enclosure.
23. All liquid waste shall be drained by means of indirect waste pipes into a floor sink. Floor sinks are to be installed flush with the finished floor surface and have suitable easily removable safety cover grates.
24. Floor sink to be 50% exposed when no access is provided for cleaning or be in line with the front face of elevated freestanding equipment.
25. Approved backflow prevention devices shall be properly installed upstream of any potential hazard between the potable water supply and a source of contamination. Hoses shall not be attached to a faucet or hose bibb unless an approved backflow preventer is provided.
26. Water supply to carbonators shall be protected by an approved reduced pressure principle backflow preventer. The relief valve shall drain indirectly to sewer with a legal air gap.
27. For cleaning floor mats, the janitorial sink to be a minimum 24" by 36" floor-mounted type. Mops shall be placed in a position that allows them to air-dry without soiling walls, equipment, or supplies.
28. The janitorial sink faucet will have a threaded outer lip for hose attachment and an approved back flow prevention device. No chemical dispensing systems or shutoff valves to be attached to mop sink faucet outlet (unless a "sidekick" plumbing device is installed).
29. No condensate or wastewater including HVAC will drain into the janitorial sink.

- A. ALL EQUIPMENT WILL BE INSTALLED ON 6" SANITARY LEGS, COMMERCIAL CASTERS, CANTILIVERED FROM WALL OR PLACED ON A CURB.
- B. ALL EQUIPMENT (INCLUDING DISPLAY REFRIGERATOR, ITEM 19, WILL BE INSTALLED ON 6" SANITARY LEGS, COMMERCIAL CASTERS, CANTILIVERED FROM WALL OR PLACED ON A CURB.
- C. THE EXISTING (3) COMPARTMENT SINK IS 16"x20"x12" DEEP w/ AN EXISTING (37 gpm) 18" DRAIN BOARD EACH END. HAS AN EXISTING 10" INTEGRAL BACKSPLASH.
- D. AN INTERLOCKING SWITCH WILL BE PROVIDED BETWEEN HOOD(S) EXHAUST AND MAKE UP AIR SYSTEMS.
- E. THE HOOD INDICATED IN THIS PLAN IS UL LISTED & EXISTING.
- F. THAT EXHAUST RATE WILL EQUAL MAKE UP AIR RATE
- G. THAT THERE WILL BE A MAXIMUM OF 4' FROM BOTTOM OF HOOD TO TOP OF EQUIPMENT
- H. THAT THERE WILL BE A MAXIMUM OF 7' FROM BOTTOM OF HOOD TO FINISHED FLOOR
- I. THERE WILL BE AT LEAST 6" HOOD OVERHANG ABOVE ALL EQUIPMENT, ON ALL SIDES
- J. PROVIDE A SNEEZE GUARD BETWEEN FOOD PREP AREA AND CUSTOMER AREA THAT WILL SPAN THE LENGTH OF PREP AREA AND BE A MINIMUM OF 5' ABOVE FINISHED FLOOR.
- K. THE FOOD / DRINKS / UTENSILS MUST BE STORED IN A FULLY ENCLOSED FACILITY.
- L. 6" MIN. WASHABLE STAINLESS STEEL PARTITION WITH ROUNDED CORNERS.
- M. SINGLE USE UTENSILS

FOOD SERVICE EQUIPMENT SCHEDULE

MARK	QUANTITY	EQUIPMENT	GAS		ELECTRICAL				WATER		WASTE		NAT'L. FUEL		EQIP		MANUFACTURER, MODEL No. & DESCRIPTION
			NATURAL PRESSURE	LP	AMPS.	H.P.	VOLTS	PHASE	PLUG	COLD	HOT	DIRECT	IN DIRECT	SIZE	BTU'S	EXISTING	
1	1	HAND SINK			-	-	-	-	-	1/2	1/2	1/2	-	-	-	X	FLOOR SET-"RADIANCE" TASP-18-NSF
2	1	24" X 48" SS TABLE			-	-	-	-	-	-	-	-	-	-	-	X	TABLE SET-"WOLF" AGM60-NSF
3	2	REACH IN REFRIGERATOR			4.56	1/4	115/60	1	DIRECT PLUG	-	-	-	-	-	-	X	AVANTCO MODEL: A-49R-GHC54" SOLID DOOR REACH-IN REFRIGERATOR
4	1	REACH IN FREEZER			2.80	1/5	115/60	1	DIRECT PLUG	-	-	-	-	-	-	X	AVANTCO MODEL: A-23F-HC29" SOLID DOOR REACH-IN FREEZER
5	1	EXHAUST HOOD			6.2		115/60	1	-	-	-	-	-	-	-	X	SS "CAPTIVE AIRE" ADM AIR V.P. LIGHTS 96"X48"-TYPE 1
6	1	SHAWARMA	X		0.4	1/2	115/60	1	DIRECT PLUG	-	-	-	-		40,956	X	GAS CONVECTION OVEN INOKSAPDG114MN
7	1	FLAT IRON GRILL	4.0	10.0	12.86 14.83	-	208/ 240	1	DIRECT PLUG	-	-	-	-	-	35,000+ 30,000	X	24" X 24" GRIDDLE CHAR-BROILER CASTLE CS-12RB-12G N/G
8	1	NASU POTATO OVEN			-	-	-	-	-	-	-	-	-	3/4"		X	NASU POTATO OVEN MKFG80 N/G
9	1	SS FLOOR FRYER IKON	4.0		-	-	-	-	-	-	-	-	-	3/4"	90,000	X	IKON IGF30/40-NG 45.4(h)(15.5(w) X 30.8(d)
10	1	SS FLOOR FRYER ROYAL	4.0	11.0											38,000	X	ROTAL RFT-50
11	1	SINK-3- CAMPARTMENT								1/2	1/2		2"			X	SS 18" X20" X 18" DRAIN BDS NFS
12	1	36" AIR CURTAIN			2.85 2.1	1/3	120	1	DIRECT PLUG							X	"GLOBAL INDUSTRIAL" REMOTE CONTROL, 36" W.
13	2	SS SHELVES 12" X 60"														X	SS SHELVES 12" X 60" NSF
14	1	FLAT TOP DISPLAY ICE CREAM FREEZER			3.5	1/4	115	1	DIRECT PLUG						904	X	AVANTCO ADC-4F-HC-26" (26X28X52 INCH)
15	1	PVC FLOOR SINK											2"			X	12"X12" (HUB WASTE) "OATEY"
16	1	MOP SINK														X	SS24"X21"X11" NSF (11gpm) EXISTING MOP SINK
17	1	PREP SINK - 1 COMP.								1/2	1/2	1 1/2"				X	SS 26 X 48" "EAGLE" (1-18"X18" DEEP BASIN
18	2	EXISTING FLOOR SINK										2"				X	TO BE REUSED FOR PREP SINK
19	1	SODA POP REFRIGERATOR			2.2	1/5	115/60	1	DIRECT PLUG							X	TURBO AIR TURTGM-22RVB-N6 28-3/4"
20	1	WARMER			16.7		120/60	1	DIRECT PLUG	-	-	-	-	-	-	X	SERVL T CH2UFISF HOLDING CABINET 120V. 2000 W.
21	1	SS TABLE														X	24 X 24 SUBPORT TABLE "REGENCY" NSF
22	1	SS STORAGE CABINET BELOW 48" X 20"														X	48 X 20" SS STORGE CABINET" NSF
23	1	WATER HEATER-TANKLESS												3/4"	199,900		NAVIEN NPE-240A2
24	3	SOAP/PAPER TOWEL														X	DISPENSER



PROPOSED KITCHEN PLAN

SCALE: 1/4" = 1'-0"

EXIST'G. AREA RESTAURANT = 770 S.F.
PROPOSED OUTSIDE DINING = 1,107 S.F.
PROPOSED BATHROOM = 58 S.F.
TOTAL SEATS = 71

TOTAL NUMBER EMPLOYEE'S : 3
WATER / SEWER DISTRICT: HELIX WATER / SEWER DISTRICT

Project Plans

REVISION	BY
08-08-2024	08
09-20-2024	08
10-03-2024	08
10-30-24	08
11-15-2024	08
12-17-2024	08

AUSTIN & ASSOCIATES
ALAN LLOYD AUSTIN
1622 PIONEER WAY, EL CAJON, CA 92020
PH. (619) 440-3624
RESIDENTIAL & COMMERCIAL PLANNING AND DESIGN
CALIFORNIA INSTITUTE OF BUILDING DESIGN

CAIBD
CALIFORNIA ASSOCIATION OF BUILDING DESIGNERS

MARMARA
KITCHEN PLAN
725 JAMACHA RD., EL CAJON, CA. 92019

JOB NAME:	MAR MAR
DATE:	2024
DR BY:	08
CR BY:	ALA
SCALE:	AS SHOWN

SHEET
NUMBER
T2
OF
SHEETS

PLAN CHECK INFORMATION

- E. "IT IS UNDERSTOOD THAT PLANS FOR THIS PROJECT HAVE, AT THIS TIME, BEEN REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE STATE AND CITY REGULATIONS, AND THAT THE PROJECT AS A WHOLE HAS BEEN APPROVED BY THE CITY OF EL CAJON.
- F. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN WITH WITHIN 75 FEET IN THE TENANT IMPROVEMENT.
- G. CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19. DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED WITHIN THE TENANT IMPROVEMENT.
- H. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 14. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 26.
- I. ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO SECTION 96.0209 OF THE CITY OF EL CAJON MUNICIPAL CODE AND CBC 501.2.
- J. DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR IIA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON- OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3.
- K. "NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT ENGINEER OF RECORD: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF EL CAJON FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL, TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES."
- L. "NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/ OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORKSPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF EL CAJON FOR SPECIAL INSPECTION, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CONES."
- M. EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATINS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.
- N. OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF EL CAJON AND CFC 308.
- O. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.

SITE DATA:

LEGAL DESCRIPTION: MAP 13299
RANCHO EL CAJON S TRACT
TCT NO 1
CITY OF EL CAJON
COUNTY OF SAN DIEGO

ASSESSORS PARCEL NUMBER: 587-420-03, 06

SITE ADDRESS: 725 JAMACHA ROAD
EL CAJON, CA

ZONING (EXISTING): CN, COMMERCIAL
NEIGHBORHOOD

LOT SIZE (EXISTING): 2.50 ACRE

CONSTRUCTION TYPE (E): TYPE V B NO SPRINKLERS

OCCUPANCY (EXISTING): B

AREA OF IMPROVEMENT: 0 S.F.

BUILDING OCCUPANCY: 49

WATER DISTRICT: HELIX WATER

- ALL WALLS WILL HAVE NEW FRESH PAINT LIGHT COLOR
- PROPOSED NEW SHAWARMA, FLAT IRON GRILL, POTATO OVEN, FLOOR FRYER, REFRIGERATOR, REACH IN FREEZER, ICE CREAM FREEZER, SODA POP REFRIGERATOR, & WARMER

SHEET INDEX:

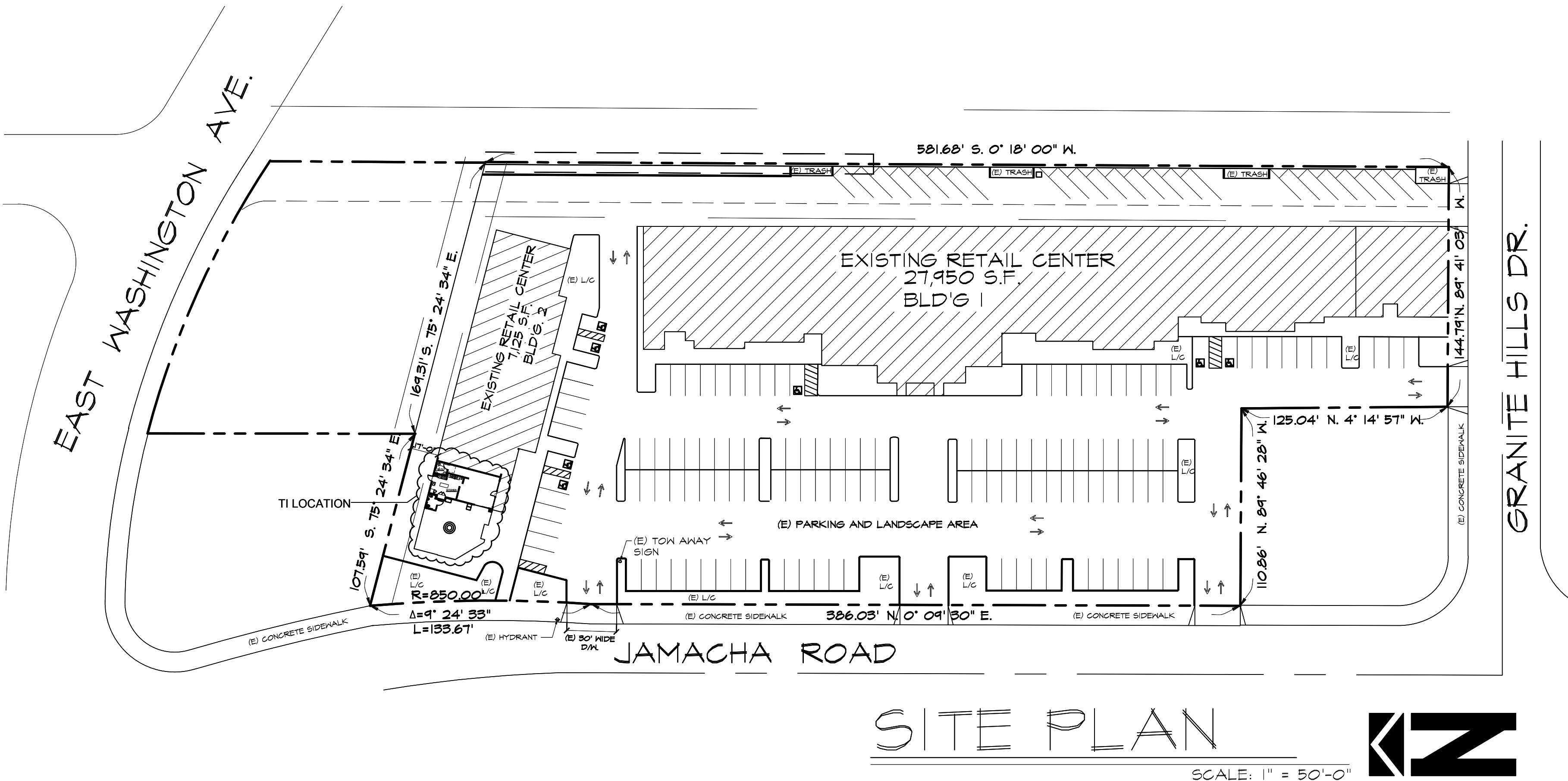
T1_ ENVIRONMENTAL SITE PLAN
T2_ PROPOSED FLOOR KITCHEN PLAN
T3_ PROPOSED FLOOR FINISH PLAN
T4_ EXISTING ELECTRICAL LAYOUT PLAN

LEGAL OWNER:

WASHINGTON C.I. PLAZA LLC.
C/O MR. MARTIN DEAN ACOSTA
8100 LA MESA BLVD. STE. 101
LA MESA, CALIF. 91942
PHONE: (619) 463-4040
Email: daniel.soto@pvccorp.com

TENANT:

JUMAR
RAYADH GABOOLA
(619) 316-7644



REVISION	BY
10-03-2024	00

AUSTIN & ASSOCIATES

ALAN LLOYD AUSTIN

alan@austinassoc.com

PH. (619) 440-3624

CAIBD

CAIBD

CAIBD

1622 PIONEER WAY, EL CAJON, CA 92020

RESIDENTIAL & COMMERCIAL PLANNING AND DESIGN

MEMBER OF THE CALIFORNIA INSTITUTE OF BUILDING DESIGN

MARMARA
KITCHEN PLAN
725 JAMACHA RD., EL CAJON, CA. 92019

JOB NAME:	MAR MAR
DATE:	2024
DR BY:	00
CK BY:	ALA
SCALE:	AS SHOWN

SHEET NUMBER
T1
OF SHEETS

Licenses in Census Tract
& Tract Authorizations

Census Tract 156.01 License Report

License No.	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Premises Addr.	Business Name
43829	ACTIVE	58	1/1/1994	9/30/2025	ELKS LODGE EL CAJON 1812	1400 E WASHINGTON AVE,EL CAJON, CA 92019	EL CAJON ELKS LODGE 1812
43829	ACTIVE	51	1/1/1994	9/30/2025	ELKS LODGE EL CAJON 1812	1400 E WASHINGTON AVE,EL CAJON, CA 92019	EL CAJON ELKS LODGE 1812
535307	ACTIVE	41	11/5/2013	10/31/2025	M AND W SUSHI INC	749 JAMACHA RD,EL CAJON, CA 92019	HANA SUSHI
567370	ACTIVE	41	7/20/2016	6/30/2025	CHIPOTLE MEXICAN GRILL INC	225 JAMACHA RD, STE 105,EL CAJON, CA 92019-2360	CHIPOTLE MEXICAN GRILL STORE 2677
569413	ACTIVE	47	11/7/2016	10/31/2025	RESTAURANT INVESTMENT GROUP, INC.	773-783 JAMACHA RD,EL CAJON, CA 92019-3202	JUNCTION BAR & GRILL
569413	ACTIVE	58	11/7/2016	10/31/2025	RESTAURANT INVESTMENT GROUP, INC.	773-783 JAMACHA RD,EL CAJON, CA 92019-3202	JUNCTION BAR & GRILL
569413	ACTIVE	77	11/7/2016	10/31/2025	RESTAURANT INVESTMENT GROUP, INC.	773-783 JAMACHA RD,EL CAJON, CA 92019-3202	JUNCTION BAR & GRILL
602373	ACTIVE	42	7/10/2019	6/30/2025	NECTARZ, INC.	759 JAMACHA RD,EL CAJON, CA 92019	HARVEST RANCH #1
630411	ACTIVE	41	8/11/2022	7/31/2025	24 H & H LLC	665 JAMACHA RD,EL CAJON, CA 92019-2460	BOTANI FAMILIA PIZZARIA

Census Tract 156.01 On-Sale License Authorizations

County	County Population	County Ratio On-Sale	Census Tract	On-Sale
SAN DIEGO	3291101	705	156.01	8



Agenda Item:	3
Project Name:	EverBar
Request:	Establish Taproom with On-Sale Beer and Wine
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	APPROVE
Project Number:	Conditional Use Permit (CUP) No. 2025-0006
Location:	172 East Main Street; Assessor Parcel Number 488-083-19
Applicant:	EverBar, Tim Stone; tstone766@yahoo.com; 937-474-4446
Project Planner:	Mike Viglione; mviglione@elcajon.gov; 619-441-1773
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order APPROVING CUP-2025-0006, subject to conditions

PROJECT DESCRIPTION

This project proposes to establish a taproom at a vacant retail suite in downtown El Cajon with on-sale beer and wine and an outdoor dining area in the adjacent frontage. The subject property is located on the north side of East Main Street between North Magnolia Avenue and Sulzfeld Way and is addressed as 172 East Main Street. The applicant intends to operate with a Department of Alcoholic Beverage Control (“ABC”) Type 23 “Small Beer Manufacturer” license which allows consumption of beer produced by the manufacturer and wine, in certain circumstances, at satellite “branch offices”. The proposed hours of operation are from 3:00 p.m. to 10:00 p.m. every day.

BACKGROUND

General Plan:	Regional Commercial (“RC”)
Specific Plans:	Specific Plan No. 182 – Downtown Master Plan
Zone:	Regional Commercial (“C-R”); Mixed-Use Overlay (“MU”)
Other City Plan:	Conditional Use Permit (“CUP”) No. 2048
Regional and State Plan:	N/A
Notable State Law:	Alcoholic Beverage Control Act

Project Site & Constraints

The subject property is located in downtown El Cajon with its front entrance off East Main Street and opens at the rear to the public alley that connects North Magnolia Avenue and Sulzfeld Way. The commercial ground floor is built to the approximate limits of the 80 by 40 foot, 3,200 square foot lot with a second story apartment of nearly 1,000 square feet above and an arcade that extends over the sidewalk into the East Main Street right-of-way. Adjacent to the ground floor suite to be occupied by the taproom is a restaurant, Main Street Donuts & Deli.

Surrounding Context

Surrounding properties are developed and zoned as follows:

Direction	Zones	Land Uses
North	C-R (across alley)	Museum (Olaf Wieghehorst)
South	C-G (across East Main Street)	Restaurant (Sultan)
East	C-R	Restaurant (Downtown Café)
West	C-R	Retail Commercial

General Plan

The property is designated RC and is within Special Development Area (“SDA”) No. 9 on the General Plan Land Use Map. This designation includes the area located around the intersection of Main Street and Magnolia Avenue and is intended to include a mixture of retail office, residential, governmental, and cultural uses and activities to create an “Urban Village”. The RC designation is consistent with the C-R zone as shown in the Zoning Consistency Chart.

Specific Plan No. 182 – Downtown Master Plan

Specific Plan (“SP”) No. 182 is the implementing mechanism for SDA No. 9. It includes special development and design standards as well as corresponding land use controls to create a pedestrian friendly, mixed use urban village in downtown El Cajon.

On November 19, 2024, Planning Commission recommended that the City Council approve amendments to SP No. 182 to allow two (2) on-sale only alcohol (e.g. bar) establishments in the downtown area without the typical separation requirements. On January 28, 2025, City Council formally amended SP No. 182 with Ordinance No. 5149 thus implementing the Planning Commission recommendation and providing for (2) additional on-sale only alcohol establishments fronting on East Main Street, Rea Avenue, or Sulzfeld Way between North Magnolia and Claydelle Avenues. The amendment also specifies that a Conditional Use Permit (“CUP”) for each establishment and that it observe the Operational Standards and Findings for new on-sale establishments in the Alcohol Sales and Deemed Approved Alcohol Sales Regulations Ordinance.

Municipal Code

A CUP is processed in accordance with El Cajon Municipal Code (“ECMC”) chapter 17.50 and requires that the Planning Commission make determinations, called findings, in order to approve a CUP application. The purpose of a CUP is to ensure compliance with any applicable development standards and compatibility with the surrounding area.

The Alcohol Sales and Deemed Approved Alcohol Sales Regulations Ordinance is codified in ECMC Chapter 17.210. Typically these regulations specify the appropriate land use permitting process and standards for the continued operation of alcoholic beverage sales establishments. In the case of the present application made pursuant to SP No. 182, however, ECMC sections 17.210.150 and 17.210.160 outlining the operational standards and supplemental CUP findings for on-sale alcohol establishments are primarily applicable.

Like SP No. 182, ECMC section 17.225.090 permits outdoor dining areas in association with otherwise permitted and legally authorized eating and drinking establishments. This section outlines operational requirements for by-right outdoor dining but requires a permit when deviations are proposed and an additional approval from Engineering Services if located within the right-of-way.

Provisions governing sidewalk dining in the right-of-way are found in Chapter 12.09. Sidewalk dining is permissible in commercial zones in the adjacent frontage of the business with an annual encroachment permits and sufficient liability insurance. These dining areas must conform to additional design and operational criteria codified in Chapter 12.09.

Alcoholic Beverage Control Act

The sale of alcohol is regulated by the Alcoholic Beverage Control Act (Business and Professions Code sections 23000-25762). Accordingly, the California Department of Alcoholic Beverage Control, or “ABC”, oversees the licensing process and allows localities to impose regulations pursuant to both their valid police powers and land use authority.

Conditional Use Permit No. 2048

On September 25, 2007 CUP No. 2048 authorizing live entertainment in conjunction with a retail music business and a parking reduction for the subject property. A condition in the draft resolution nullifies prior use permits for the subject property.

DISCUSSION

Physical Development

The CUP requests the establishment of a taproom in the vacant suite formerly occupied by a retail guitar store at 172 E Main Street. The proposed taproom totals approximately 770 square feet of floor area and includes a small kitchen and back of house area, bar with taps, and open tables and seating. The kitchen and back of house area includes dishwashing equipment, refrigerator, and storage cabinets but does not include cooking facilities. Bathrooms are shared with the adjacent restaurant and are accessed through a mutually accessible corridor behind the taproom.

Outside the building an outdoor dining area is proposed on the adjacent portions of the sidewalk situated between the face of the arcade and curb in the East Main Street right-of-way. The outdoor dining area, which includes tables and seating for patrons, is approximately 150 square feet and is defined by ropes rather than a permanent barrier. The building is built to the limits of the lot and does not include a trash enclosure. To ensure that the use remains consistent with its footprint and zone, conditions of approval prohibiting outdoor storage and requiring indoor storage of all refuse generated by the use are included in the resolution.

As currently configured, the outdoor dining area does not meet all applicable provisions of the outdoor dining standards in section 17.225.090 of the zoning code or the sidewalk dining design criteria in section 12.09.050. Specifically, the proposed design may conflict with parking space overhangs in East Main Street, the dining area is only partially defined by barriers, and the proposed barrier is a 42-inch high rope rather than fencing with a three foot maximum height as required by code.

Consequently, a condition of approval is included requiring appropriate encroachment permits with plan review to ensure final design and operation is consistent with outdoor dining and sidewalk dining provisions. The condition also requires that the area be completely partitioned by a finished metal fence no greater than 36 inches consistent with the requirements of 12.09.050(B) and other facilities on East Main Street and further specifies that the fence observe a minimum two (2) foot setback from the curb face to ensure sufficient room for vehicles to overhang the curb without conflict.

The proposed configuration of the taproom otherwise complies with applicable provisions of SP No. 182 and ECMC. Parking for a change of use within an existing building is not required pursuant to Article VI, Section A, of SP No. 182 nor, similarly, does ECMC section 17.225.090 require parking for outdoor dining areas that are smaller than their indoor counterparts.

Alcohol and Food

The proposed taproom anticipates selling beer manufactured by Creative Creature, which was formerly located at 110 North Magnolia Avenue, for both on- and off-site consumption under its existing ABC Type 23 Small Beer Manufacturer license. Section 23389 of the California Business and Professions Code authorizes ABC to issue manufacturers a duplicate license for off-site “branch offices” where they may separately exercise certain privileges afforded to the originally licensed production facility. Included among these privileges is a permission for up to eight (8) branch offices offering consumer tastings and/or sales for on- or off-premises consumption of its own products. Food service may also be offered cooperatively in partnership with the adjacent restaurant depending upon business conditions and demand but will not be prepared in the taproom. This arrangement may also be sufficient for ABC to authorize the sale of wine produced or purchased by the manufacturer for on-site consumption. The proposed operations are consistent with City alcohol regulations, including SP No. 182 amendments allowing on-sale only alcohol and ECMC Chapter 17.210 permissions for manufacturers.

While SP No. 182, exempts the subject application from the spatial requirements in ECMC section 17.210.140, the use must comply with the operational standards in section ECMC section 17.210.150. These standards generally require:

- That the establishment does not result in adverse effects to health, peace or safety in the surrounding area;
- That the establishment does not jeopardize or endanger the public health or safety in the surrounding area;
- That the establishment does not result in repeated nuisance activities;
- That it complies with all local, state or federal laws, regulations or orders; and,
- That it does not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

When reviewing a request for alcohol, the potential for an overconcentration of licenses and the crime rate in the census tract are also additional factors that are typically considered based on required CUP findings and the Alcoholic Beverage Control Act. The subject site is located in census tract 158.01. This census tract currently has 12 active on-sale licenses but ABC’s authorized number of on-sale licenses for this census tract is five (5) and thus the census tract is over on-sale capacity.

It is noteworthy however, that there are only six (6) premises permanently licensed for the sale of alcohol for on-site consumption including: Rubio’s, Courtyard by Marriot, Downtown Café, the Magnolia, Main Tap, and Por Favor. These same six (6) establishments also control all ABC licenses within the census tract. Of the six (6) remaining additional licenses, three are Type 58 Caterer’s Permits for Downtown Café,

the Magnolia, and Main Tap; two are Type 68 Portable Bar Licenses for Courtyard and the Magnolia; and one is a Type 77 Event Permit authorizing Por Favor to allow consumption on adjacent property under its control. Further, census tract 158.01 had 12 active ABC licenses at the time of the public hearings for the recent SP No. 182 amendment that created the two additional authorizations for on-sale only alcohol establishments to facilitate the realization of SDA No. 9 and SP No. 182 goals.

Finally, according to the El Cajon Police Department, the crime rate in this census tract is high. The Police Department, however, reviewed the proposal and does not believe the operation of a taproom would result in adverse effects based on the conduct of the licensee's prior operation at 110 North Magnolia Avenue.

FINDINGS

In addition to the CUP findings listed in ECMC section 17.50.060, the Planning Commission must make the additional findings listed in ECMC section 17.210.160 for on-sale alcohol. If the Commission can make all of the findings, it must approve the issuance of the CUP. The findings for CUP approval are as follows:

- A. The proposed use is consistent with applicable goals, policies, and programs of the General Plan, and with any applicable specific plan.*

The Special Development Area No. 9 General Plan designation and its implementing Downtown Master Plan, Specific Plan No. 182, seek to create an urban village with a mixture of uses that promote commerce, investment, tourism, visitation, and the overall quality of life for persons living in, doing business in, or visiting downtown El Cajon. The proposed on-sale beer and wine use facilitates a vital downtown by providing an additional recreational opportunity to attract residents and visitors to the downtown area and its surrounding uses consistent with the intent of Special Development Area No. 9 and Specific Plan No. 182.

- B. The proposed site plan and building design are consistent with all applicable use and development standards.*

Proposed sidewalk dining is required by condition to obtain all necessary permits for use of City right-of-way and, in so doing, demonstrate compliance with final design and operational requirements for such use areas. The proposed on-sale beer and wine use does not otherwise alter the existing site plan or building design. The site plan and building design are therefore consistent with all applicable use and development standards.

- C. *The proposed use will be operated in a manner that is compatible with existing and planned land uses in the vicinity of the proposed use.*

Properties within the immediate vicinity are developed with a variety of uses including civic, commercial, and residential uses consistent with the Specific Plan No. 182 goal of creating an urban village. The proposed on-sale beer and wine use enhances recreational opportunities within the Downtown Master Plan area to the benefit of existing uses in the vicinity and will remain compatible through the application of Performance Standards listed in ECMC sections 17.115.130 and 17.210.150; adherence to operating characteristics imposed by local, state and federal laws, including but not limited to those of Alcoholic Beverage Control and applicable sections of the Business and Professions Code; and through certification in responsible beverage service training for owners and employees.

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

Impacts are not anticipated with the normal conduct the proposed on-sale beer and wine use in the Downtown Master Plan area. The establishment must observe performance standards that regulate such nuisance conditions which are ultimately addressed through Code Compliance actions if complaints are received. Moreover, alcohol related operational standards will be in place as conditions of approval to prevent any increase in criminal activity or adverse effects to the health, peace or safety of persons residing or working in the surrounding area.

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

The proposed on-sale beer and wine use is in the best interest of public convenience and necessity. The proposed use creates additional recreational opportunity within downtown El Cajon and thus facilitates the achievement of the General Plan and Specific Plan No. 182 vision of a vital urban village that promotes commerce, investment, tourism, visitation, and the overall quality of life in the area.

- F. *The proposed alcoholic beverage sales activity will not exacerbate existing problems in the neighborhood created by the sale of alcohol such as loitering, public drunkenness, sale of alcoholic beverages to minors, noise and littering.*

The proposed on-sale beer and wine use will not exacerbate criminal and/or nuisance activity as alcohol related operational standards specifically prohibit repeated nuisance activities within the premises or in close proximity of the premises, including, but not limited to, disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.

- G. *The proposed alcoholic beverage sales establishment will not detrimentally affect nearby neighborhoods considering the distance of the alcohol establishment to residential buildings, schools, parks, playgrounds or recreational areas, nonprofit youth facilities, places of worship, hospitals, alcohol or other drug abuse recovery or treatment facilities, county social service offices, or other alcoholic beverages sales activity establishments.*

The proposed on-sale beer and wine use is located in the Special Development Area No. 9 General Plan designation which contemplates an urban village accommodating a mixture of retail office, residential, governmental, and cultural uses and activities in a confined area. Further, the regular application of codified performance standards regulating nuisance conditions and the incorporation of alcohol related operational standards herein ensure that sensitive uses with the vicinity are not detrimentally affected.

- H. *The proposed alcoholic beverage sales establishment is not located in what has been determined to be a high-crime area or where a disproportionate number of police service calls occur. In the alternative, if the proposed alcoholic beverage sales establishment is proposed to be located in a high-crime area or where a disproportionate number of police service calls occur, the establishment has or will adopt appropriate safeguards, to be set forth in conditions of approval, reasonably intended to prevent any increase in criminal activities and calls for service.*

The proposed on-sale beer and wine use is located in census tract 158.01, a high crime census tract according to the El Cajon Police Department 2023 ABC Report on the Level of Criminal Activity by Census Tract, but will observe appropriate safeguards to prevent increases in criminal activity and calls for service as set forth herein. Such safeguards are on-going conditions of use in reliance of the Conditional Use Permit.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15301 of the CEQA Guidelines. Section 15301 provides an exemption for existing facilities where there is negligible expansion of an existing use and physical improvements are limited to minor interior or exterior modifications. In this instance, the project requires a conditional use permit to authorize both the on-site alcohol sales and consumption and outdoor dining in the public right-of-way. Physical alterations would consist of typical interior tenant improvements and minor alterations, like fencing and seating, within the right-of-way to provide for incidental outdoor dining consistent with CEQA Guidelines section 15301(c). No new environmental impacts would result and none of the exceptions to the use of a categorical exemption listed under CEQA Guidelines Section 15300.2 apply.

PUBLIC NOTICE & INPUT

Notice of this public hearing was mailed on May 6, 2025, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices." The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

RECOMMENDATION

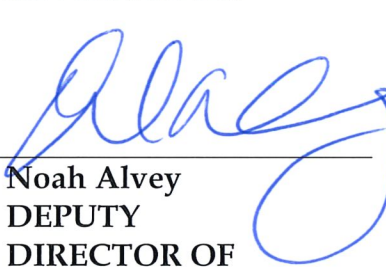
Staff recommends approval of CUP-2025-0006 for EverBar. The proposed taproom with on-sale beer and wine is consistent with recently adopted amendments to the Downtown Master Plan which is intended to bring about a vital mixed use urban village in downtown El Cajon. Conditions of approval would ensure that any potential impacts from taproom operations are negligible.

PREPARED BY:



Mike Viglione
SENIOR
PLANNER

REVIEWED BY:



Noah Alvey
DEPUTY
DIRECTOR OF
COMMUNITY
DEVELOPMENT

APPROVED BY:



Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution APPROVING CUP-2025-0006
3. ECMC Sections 17.210.150 through 17.210.160
4. Aerial Photograph of Subject Site
5. Application & Disclosure Statement
6. Applicant Description
7. Project Plans
8. Licenses in Census Tract & Tract Authorizations



**NOTICE OF PROPOSED
CONDITIONAL USE PERMIT FOR
ON-SALE ALCOHOL**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, May 20, 2025** in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

CONDITIONAL USE PERMIT (CUP) NO. 2025-0006, as submitted by Tim Stone on behalf of EverBar, proposing a taproom with on-sale beer and outdoor dining. The subject property is located on the north side of East Main Street between South Magnolia Avenue and Sulzfeld Way, and is addressed as 172 East Main Street, APN 488-083-19-00. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in this public hearing. The agenda report for this project will be available 72 hours prior to the Planning Commission meeting at <https://www.elcajon.gov/your-government/city-meetings-with-agendas-and-minutes-all>. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearing, but will be available at City Hall in the Project Assistance Center upon request.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Commission, or prior to, the public hearing. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact Planning at 619-441-1742. More information about planning and zoning in El Cajon is available at <http://www.elcajon.gov/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **MIKE VIGLIONE** at 619-441-1773 or via email at mviglione@elcajon.gov and reference "CUP-2025-0006" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2025-0006 FOR AN ESTABLISHMENT WITH ONLY ON-SALE BEER AND WINE IN THE REGIONAL COMMERCIAL ZONE, APN: 488-083-19-00, GENERAL PLAN DESIGNATION: REGIONAL COMMERCIAL & SPECIAL DEVELOPMENT AREA NO. 9

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on May 20, 2025, to consider Conditional Use Permit No. 2025-0006 ("CUP-2025-0006"), as submitted by Tim Stone on behalf of EverBar, requesting authorization of an alcohol establishment for the sale of beer and wine for on-site consumption and outdoor dining within the plan area, and pursuant to the provisions of, Specific Plan No. 182 in the Regional Commercial (C-R) and Mixed-Use Overlay zones, on the north side of East Main Street between North Magnolia Avenue and Sulzfeld Way, and addressed 172 East main Street, APN: 488-083-19-00; and

WHEREAS, the evidence presented to the Planning Commission at the public hearing includes the following:

- A. In determining whether the proposed use is categorically exempt from environmental review in accordance with section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act ("CEQA") Guidelines, evidence presented to the Planning Commission shows that the proposed alterations within the tenant suite and exterior improvements within the adjacent right-of-way are consistent with Class 1 exemption exemplars and constitute a negligible expansion of the prior retail use.
- B. The Special Development Area No. 9 General Plan designation and its implementing Downtown Master Plan, Specific Plan No. 182, seek to create an urban village with a mixture of uses that promote commerce, investment, tourism, visitation, and the overall quality of life for persons living in, doing business in, or visiting downtown El Cajon. The proposed on-sale beer and wine use facilitates a vital downtown by providing an additional recreational opportunity to attract residents and visitors to the downtown area and its surrounding uses consistent with the intent of Special Development Area No. 9 and Specific Plan No. 182.
- C. Proposed sidewalk dining is required by condition to obtain all necessary permits for use of City right-of-way and, in so doing, demonstrate compliance with final design and operational requirements for such use areas. The proposed on-sale beer and wine use does not otherwise alter the existing site plan or building design. The site plan and building design are therefore consistent with all applicable use and development standards.

- D. Properties within the immediate vicinity are developed with a variety of uses including civic, commercial, and residential uses consistent with the Specific Plan No. 182 goal of creating an urban village. The proposed on-sale beer and wine use enhances recreational opportunities within the Downtown Master Plan area to the benefit of existing uses in the vicinity and will remain compatible through the application of Performance Standards listed in ECMC sections 17.115.130 and 17.210.150; adherence to operating characteristics imposed by local, state and federal laws, including but not limited to those of Alcoholic Beverage Control and applicable sections of the Business and Professions Code; and through certification in responsible beverage service training for owners and employees.
- E. Impacts are not anticipated with the normal conduct the proposed on-sale beer and wine use in the Downtown Master Plan area. The establishment must observe performance standards that regulate such nuisance conditions which are ultimately addressed through Code Compliance actions if complaints are received. Moreover, alcohol related operational standards will be in place as conditions of approval to prevent any increase in criminal activity or adverse effects to the health, peace or safety of persons residing or working in the surrounding area.
- F. The proposed on-sale beer and wine use is in the best interest of public convenience and necessity. The proposed use creates additional recreational opportunity within downtown El Cajon and thus facilitates the achievement of the General Plan and Specific Plan No. 182 vision of a vital urban village that promotes commerce, investment, tourism, visitation, and the overall quality of life in the area.
- G. The proposed on-sale beer and wine use will not exacerbate criminal and/or nuisance activity as alcohol related operational standards specifically prohibit repeated nuisance activities within the premises or in close proximity of the premises, including, but not limited to, disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.
- H. The proposed on-sale beer and wine use is located in the Special Development Area No. 9 General Plan designation which contemplates an urban village accommodating a mixture of retail office, residential, governmental, and cultural uses and activities in a confined area. Further, the regular application of codified performance standards regulating nuisance conditions and the incorporation of

alcohol related operational standards herein ensure that sensitive uses with the vicinity are not detrimentally affected.

- I. The proposed on-sale beer and wine use is located in census tract 158.01, a high crime census tract according to the El Cajon Police Department 2023 ABC Report on the Level of Criminal Activity by Census Tract, but will observe appropriate safeguards to prevent increases in criminal activity and calls for service as set forth herein. Such safeguards are on-going conditions of use in reliance of the Conditional Use Permit.

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

1. The foregoing recitals are true and correct, and constitute findings of the Planning Commission.
2. The El Cajon Planning Commission hereby finds that section 15301 of the CEQA Guidelines is an appropriate exemption for the proposed project.
3. Based upon said findings of fact, the El Cajon City Planning Commission hereby APPROVES CUP-2025-0006 authorizing an alcohol establishment for the sale of beer and wine for on-site consumption and outdoor dining, subject to the following conditions:
 - a. A building permit is required. Plans shall demonstrate compliance with all applicable governing codes, ordinances, and statutes in effect at the time of application for construction permits, including, but not necessarily limited to, the California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standards Code.
 - b. Construction plans submitted for building permit shall provide occupant load calculations for all ground floor commercial spaces to the satisfaction of the Building Official and Fire Marshal. Additional fire and life safety systems and/or upgrades will be necessary should the total occupant load exceed 100 persons and may include fire rated demising walls and doors or fire sprinklers across the ground floor.
 - c. All operations shall comply with the City's Jurisdictional Runoff Management Program ("JRMP") and the City's Storm Water Ordinance (ECMC chapters 13.10 and 16.60), as applicable, to minimize or eliminate discharges of pollutants to the storm drain system.

- d. Outdoor dining shall not occur unless authorized and operated in accordance with chapter 12.09, as may be amended from time to time. Plans for the outdoor dining area shall be subject to Engineering Services and Planning approval and reflect complete enclosure by a finished metal fence no greater than 36 inches in height as well as a minimum two foot setback from the curb face to accommodate vehicle overhang. Outdoor dining plans are subject to applicable provisions of section 12.09.050, 17.225.090, and downtown Specific Plan No. 182.
- e. The following are ongoing conditions of approval for this CUP-2025-0006:
 - i. Exterior areas of the premises shall be provided with sufficient lighting in a manner that provides adequate illumination for patrons while not spilling onto surrounding residential and commercial properties.
 - ii. Adequate litter receptacles shall be provided on site and in the building. The premises shall be kept free of the accumulation of litter. All refuse and waste generated by the use shall be stored within the building except during collection by the waste hauler off the alley.
 - iii. There shall be no outdoor storage except for outdoor dining facilities authorized in accordance with ECMC.
 - iv. No beer or wine shall be sold for off-site consumption unless the establishment is lawfully established and licensed to do so by Alcoholic Beverage Control and the City. If so authorized, sale for off-site consumption shall observe all applicable ECMC standards.
 - v. Consistent with ECMC section 17.115.110, no alcoholic beverage production shall occur on-site without amendment of the Conditional Use Permit and compliance with the ECMC as production is a separately regulated use requiring a conditional use permit.
 - vi. No beer or wine shall be sold before 3:00 p.m. or after 10:00 p.m. each day and as otherwise restricted by Alcoholic Beverage Control.
 - vii. On-sale beer and wine shall not result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area.
 - viii. On-sale beer and wine shall not jeopardize or endanger the public

health or safety of persons residing or working in the surrounding area.

- ix. On-sale beer and wine shall not result in repeated nuisance activities within the premises or in close proximity of the premises, including but not limited to disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.
 - x. On-sale beer and wine shall comply with all provisions of local, state or federal laws, regulations or orders, including but not limited to those of the Alcoholic Beverage Control Act, California Business and Professions Code sections 24200, 24200.6, and 25612.5, as well as any condition imposed on any permits issued pursuant to applicable laws, regulations or orders. This includes compliance with annual city business license fees.
 - xi. On-sale beer and wine shall maintain upkeep and ensure operating characteristics are compatible with, and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
 - xii. The owners and all employees serving alcoholic beverages shall be required to be certified in Responsible Beverage Service training. Proof of training shall be provided to the Community Development Department prior to beer and wine sales.
 - xiii. The use shall be operated in a manner that is compatible at all times with surrounding properties and uses.
- f. Any change in use or expansion of the facility may require prior City approval, including an amendment to this conditional use permit. Operating hours may be extended through a Minor Amendment to the Conditional Use Permit processed in accordance with ECMC Chapter 17.57.
- g. The Planning Commission may at any time during the life of this use permit, after holding a new public hearing and considering testimony as to the operation of the approved use, add additional conditions as it deems necessary, to ensure that the approved use continues to be compatible with surrounding properties and continues to be operated in a manner that is in

Proposed Planning Commission Resolution

the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare.

- h. The existence of this CUP-2025-0006 shall be recorded with the County Recorder.
- i. The proposed use shall be operated substantially as presented in the Planning Commission staff report for the subject application, dated May 20, 2025, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
- j. All other use permits benefitting the subject property shall be null and void upon use in reliance of CUP-2025-0006.
- k. If all conditions of approval have not been satisfied or if the uses approved by CUP-2025-0006 have not been commenced, and if no request for an extension of time has been received, within two (2) years of the approval by the Planning Commission or by May 20, 2027, and subsequently approved, this CUP shall be considered null and void in accordance with El Cajon Zoning Code section 17.35.010

[The remainder of this page intentionally left blank.]

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held May 20, 2025, by the following vote:

Proposed Planning Commission Resolution

AYES:
NOES:
ABSENT:

Anthony SOTTILE, Chair

ATTEST:

Noah ALVEY, Secretary

City of El Cajon, CA
Thursday, May 15, 2025

Title 17. Zoning

Chapter 17.210. ALCOHOL SALES AND DEEMED APPROVED ALCOHOL SALES REGULATIONS

§ 17.210.150. Operational standards—applicable to new on-sale alcoholic beverage sales activities.

- A. That it does not result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area.
 - B. That it does not jeopardize or endanger the public health or safety of persons residing or working in the surrounding area.
 - C. That it does not result in repeated nuisance activities within the premises or in close proximity of the premises, including, but not limited to, disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.
 - D. That it complies with all provisions of local, state or federal laws, regulations or orders, including, but not limited to, those of the ABC, California **Business and Professions Code** §§ 24200, 24200.6, and 25612.5, as well as any condition imposed on any permits issued pursuant to applicable laws, regulations or orders. This includes compliance with annual city business license fees.
 - E. That its upkeep and operating characteristics are compatible with, and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
- (Ord. 4994 § 3, 2013)

§ 17.210.160. Required findings—new on-sale alcoholic beverage sales activities.

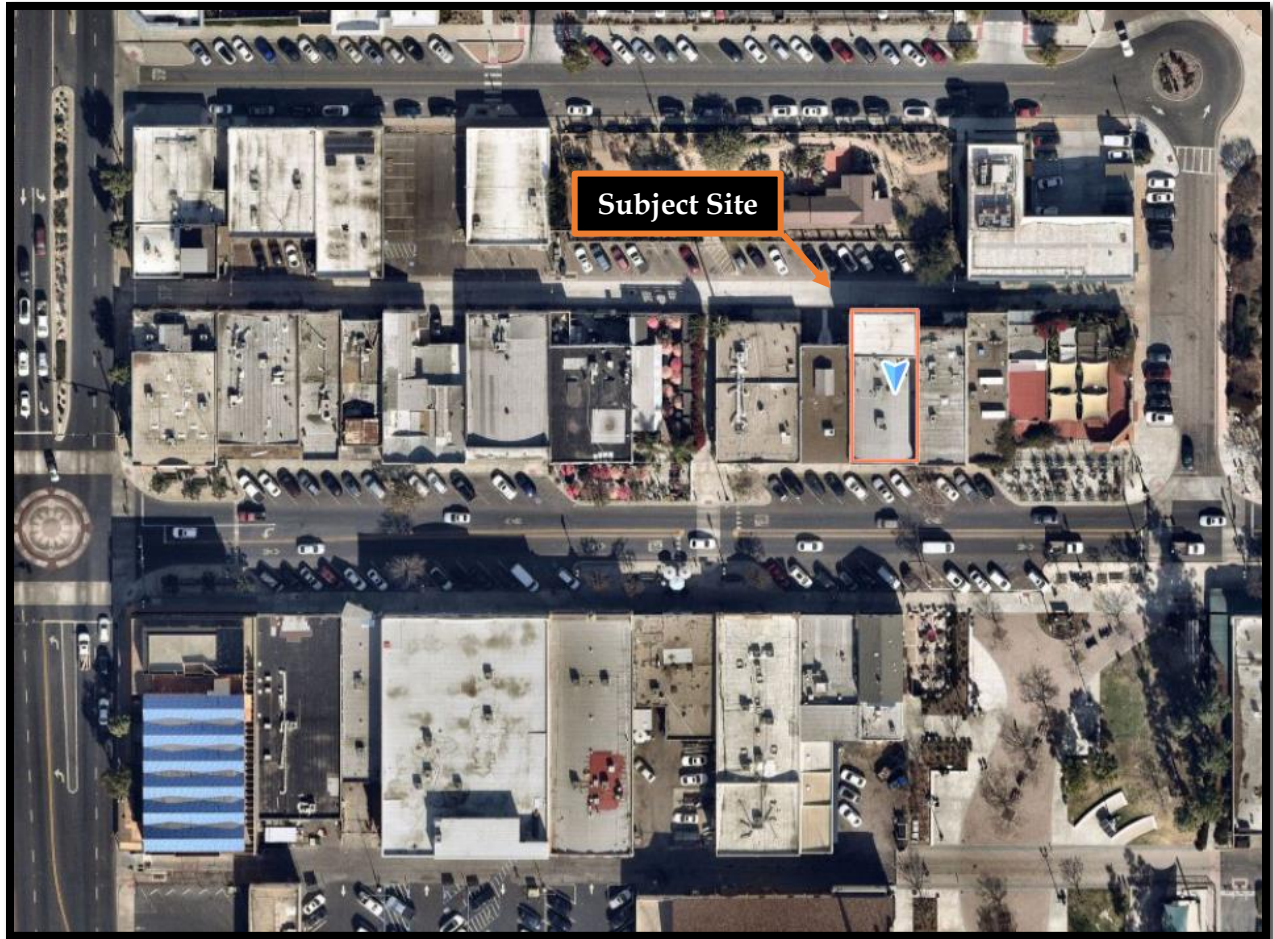
In addition to the findings listed in section **17.50.060**, the issuance of a conditional use permit or minor use permit to allow a new on-sale alcoholic beverage sales activity shall meet the following findings:

- A. The proposed alcoholic beverage sales activity will not exacerbate existing problems in the neighborhood created by the sale of alcohol such as loitering, public drunkenness, sale of alcoholic beverages to minors, noise and littering.
- B. The proposed alcoholic beverage sales establishment will not detrimentally affect nearby neighborhoods considering the distance of the alcohol establishment to residential buildings, schools, parks, playgrounds or recreational areas, nonprofit youth facilities, places of worship, hospitals, alcohol or other drug abuse recovery or treatment facilities, county social service offices, or other alcoholic beverages sales activity establishments.

- C. The proposed alcoholic beverage sales establishment is not located in what has been determined to be a high-crime area or where a disproportionate number of police service calls occur. In the alternative, if the proposed alcoholic beverage sales establishment is proposed to be located in a high-crime area or where a disproportionate number of police service calls occur, the establishment has or will adopt appropriate safeguards, to be set forth in conditions of approval, reasonably intended to prevent any increase in criminal activities and calls for service.

(Ord. 5081 § 33, 2019)

Aerial Photograph
172 East Main Street
CUP-2025-0006





Project Assistance Center
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested:

☐ AZP Administrative Zoning Permit	☒ CUP Conditional Use Permit	☐ LLA Lot Line Adjustment	☐ MA Minor Amendment
☐ MUP Minor Use Permit	☐ PRD Planned Residential Development	☐ PUD Planned Unit Development	☐ SDP Site Development Plan Permit
☐ SP Specific Plan	☐ SCR Substantial Conformance Review	☐ TPM Tentative Parcel Map	☐ TSM Tentative Subdivision Map
☐ VAR Variance	☐ ZR Zone Reclassification	☐ Other: _____	

Project Location

Parcel Number (APN): 488-083-19-00

Address: 172 E Main St EL Cajon 92020

Nearest Intersection: Sulzfeld & Main St.

Project Description (or attach separate narrative)

Minor TI to convert Retail Space to
On-Sale Alcohol Taproom called EverBar.

Project Screening Questions

Existing use?

☐ No ☒ Yes

Modification of use?

☐ No ☒ Yes

New development or addition?

☒ No ☐ Yes

Existing Structures?

☐ No ☒ Yes

If yes, please describe:

Retail
On-Sale Alcohol (Taproom)

Age of the structures: 1943

Demolition or substantial
modification proposed to site
improvements or structures?

☒ No

☐ Yes

Tenant improvements proposed?

☐ No

☒ Yes

Existing vegetation or trees on site
proposed for removal?

☒ No

☐ Yes

Proposed grading?

☒ No

☐ Yes

Proposed quantities of cut and/or fill.

Modest Bar Buildout

Applicant Information (the individual or entity proposing to carry out the project; not for consultants)

Company Name: Ever Bar

Contact Name: Tim Stone

Mailing Address: 11786 Hi Ridge Rd Lakeside CA 92040

Phone: 935-474-4446 Email: +stone766@yahoo.com

Interest in Property: ☐ Own ☒ Lease ☐ Option

Project Representative Information (if different than applicant; consultant information here)

Company Name: N/A

Contact Name: _____ License: _____

Mailing Address: _____

Phone: _____ Email: _____

Property Owner Information (if different than applicant)

Company Name: Fenton Family Trust

Contact Name: Michael Fenton

Mailing Address: 2235 RIVERVIEW ROAD, FALLBROOK, CA, 92028

Phone: (760) 450-2533 Email: mikemuzik@yahoo.com

Hazardous Waste and Substances Statement

Section 65962.5(f) of the State of California Government Code requires that before the City of El Cajon accepts as complete an application for any discretionary project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous

chemicals, and is available at <http://www.calpoa.ca.gov/sitecleanair/corteseelist/>. Check the appropriate box and if applicable, provide the necessary information:

The development project and any alternatives proposed in this application:

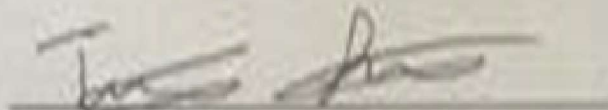
☒ is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.

☐ is/are contained on the lists compiled pursuant to Government Code Section 65962.5.

If yes, provide Regulatory Identification Number: _____ Date of List: _____

Authorization

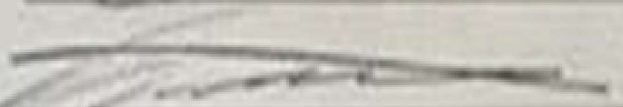
Applicant Signature¹:



Date:

3-15-25

Property Owner
Signature²:



Date:

3-19-2025

1. **Applicant's Signature:** I certify that I have read this application and state that the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application. I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or project. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the City to enter the subject property for inspection purposes.
2. **Property Owner's Signature:** If not the same as the applicant, property owner must also sign. A signed, stamped letter of consent to this application may be provided separately instead of signing this application form. By signing, property owner acknowledges and consents to all authorizations, requirements, conditions and notices described in this application. **Notice of Restriction:** property owner further acknowledges and consents to a Notice of Restriction being recorded on the title to their property related to approval of the requested permit. A Notice of Restriction runs with the land and binds any successors in interest.

Pre-submittal Review

The purpose of a pre-submittal review is to provide you an opportunity to review your project with the City's development team in a preliminary form to finalize submittal requirements and receive a cursory identification of potential issues. A pre-application is required unless waived by staff.



Disclosure Statement

This statement is intended to identify and avoid potential conflicts of interest that may exist between the project proponents and the decision makers; including City staff, Planning Commissioners, and City Council members.

The following information must be disclosed:

1. List the names and addresses of all persons having a financial interest in the application.

Timothy Stone 11786 H. Ridge Rd Lakeview 92028
Maura Stone 11786 H. Ridge Rd Lakeview 92028

List the names and address of all persons having any ownership interest in the property involved.

Michael Fenton 2235 Riverview Rd, Fallbrook, CA,
92028

2. If any person identified pursuant to (1) above is a corporation or partnership, list the names and addresses of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

NA _____

3. If any person identified pursuant to (1) above is a trust, list the name and address of any person serving as trustee or beneficiary or trustor of the trust.

NA _____

If yes, please indicate person(s), dates, and amounts of such transactions or gifts.

Timothy Stone 4-25-25 Timothy Stone
Signature of applicant / date Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

Name: “EverBar” will be serving Exclusively Creative Creature Beer and Seltzer which was very successful for several years down the street at the Urban Pizza location.

Our Brand and Ownership team:

We are a unique style of beer that serves as an alternative to the hoppy, and heavy IPA's, Stouts, and tasteless mainstream options that most establishments offer. We offer fun and flavorful beer like Smackers Red Raspberry or Guava, Mango De Verdad, or a refreshing Hawaiian POG. Our patrons come in to drink responsibly and socialize and not get unruly. It was already a highly regarded and established brand with a location on 110 Magnolia Ave in El Cajon for several years before moving to San Marcos due to the Property ownership canceling the lease before the end of the term. The Founder of the brand Derek Carnation will be brewing for us from his headquarters in San Marcos. The location will be co-owned and operated by Karina and Tim Stone. Tim is a Serial Entrepreneur who is a Disabled Veteran having served in the Marine Corps. We all live in East County close to this location.

Location:

- 172 E Main St, El Cajon 92020.
- 859 Sq Ft
- The space includes a dedicated all Gender Restroom, HVAC, front and rear entrances, and a large open layout.
- Occupancy Numbers plan for max capacity of 41.
- The decor will be Urban Modern to appeal to the demographics of the area. It will be clean and modern enough to appeal to high end clientele but casual enough that the average consumer will feel welcomed. The brand has already successfully captured a lot of the 20's to 30's crowd who are not typically known as beer drinkers.

Hours of Operation: 3PM-10PM 7 days a week

Services:

- **Food plan**
 - Food will be ordered via a POS system at our Tasting room and will be prepared in the other suite at this location by the Main St Doughnuts and Deli or La Cuisine catering staff which has been in operation for many years.
 - The menu will be simple consisting of 6-10 simple food items and rotate monthly specials as well as suggest pairings for specific drinks.
 - Food pricing will be in the \$10-16 range per item.
- **Alcohol plan**
 - We are going to be utilizing a Type 23 Extension Alcohol License and will manage an inventory of 6-8 Beer Types on tap. We plan to sell our Beer by the can as well in a small refrigerated display. In addition we will sell wine by the glass and offer a seltzer option.
 - Our Alcohol drink options will range from \$5-15.

- **Non-Alcoholic options**

- We will provide water for our Patrons as well as a cold coffee option and soda plus a non-alcoholic beer. We will have several mocktails to promote sobriety and inclusion.

- **Summary of Goals for the location**

Provide a fun and inclusive environment for patrons to try new and exciting craft brews while having a culinary treat. This business will be a place for the local workforce to stop by and have a nice lunch or to hang out after work and be social. It will appeal to multiple demographics and blend seamlessly with the revitalized culture that El Cajon Main Street is forming.

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF EHM ARCHITECTURE DEVELOPED FOR USE ON THIS PROJECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF EHM ARCHITECTURE

GENERAL NOTES

1. AS A MINIMUM STANDARD, ALL CONSTRUCTION WORK SHALL COMPLY WITH ALL APPLICABLE ADOPTED ZONING ORDINANCES, BUILDING CODES, BUILDING DEPARTMENT SUPPLEMENTARY PROCEDURES AND NEWSLETTERS,

2. THE GENERAL CONTRACTOR, THE SUBCONTRACTORS AND MATERIAL SUPPLIERS SHALL REFER TO THE DRAWINGS, SCHEDULES AND SPECIFICATIONS AS A WHOLE WHEN DETERMINING THE CONSTRUCTION REQUIREMENTS FOR THE PROJECT.

3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL AREAS ON THE PROJECT WHICH REQUIRE TOLERANCES BETWEEN ROUGH OPENINGS AND/OR FINISH MATERIALS AND PROVIDE FOR THE PROPER TOLERANCES TO COMPLETE THE CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

4. ALL DRAWINGS, SCHEDULES AND SPECIFICATIONS IN THE BID PACKAGE ARE TO BE CONSIDERED EQUAL PARTS OF THIS CONTRACT PACKAGE. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS, SCHEDULES AND SPECIFICATIONS, INCLUDING CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL. ALL DISCREPANCIES, OMISSIONS OR ERRORS THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO THE SUBMISSION OF BIDS SO THAT CLARIFICATION MAY BE ISSUED.

A. ANY WORK PERFORMED IN CONFLICT WITH ANY PART OF THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENT SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.

5. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS. SUBCONTRACTORS SHALL VERIFY THAT ANY WORK RELATED TO THEM, WHICH MUST BE PROVIDED BY OTHERS, HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING THEIR WORK.

6. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, ELEVATIONS, SECTIONS, AND DETAILS. DIMENSIONS ARE TO FACE OF STUDS OR SLAB UNLESS NOTED OTHERWISE ON DRAWINGS. **DO NOT SCALE DRAWINGS.**

7. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ITEMS AND PROCEDURES DURING THE TERM OF CONSTRUCTION (FROM START OF CONSTRUCTION THROUGH OCCUPANCY).

8. ALL WALKS AND SIDEWALKS SHALL HAVE CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH, AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH.

9. SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST AS RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH. SURFACES WITH A SLOPE OF 6% GRADIENT OR GREATER SHALL BE SLIP RESISTANT.

10. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT.

11. WALKS, SIDEWALKS AND PEDESTRIAN PATH WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. IF THERE ARE GRATINGS, GRID OPENINGS ARE TO BE NOT MORE THAN 1/2 INCH IN THE DIRECTION OF TRAFFIC FLOW.

12. LEVEL CHANGES NOT EXCEEDING 1/4 INCH CAN BE VERTICAL. GREATER CHANGES UP TO 1/2 INCH ARE TO BE BEVELED WITH A SLOPE OF NO MORE THAN 50%.

13. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60 INCHES BY 60 INCHES AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN 48 INCHES BY 44 INCHES DEEP AT A DOOR THAT SWINGS AWAY FROM THE WALK. SUCH WALKS SHALL EXTEND 24 INCHES TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.

14. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 5 FEET IN LENGTH AT INTERVALS OF AT LEAST 400 FEET.

15. ANY PATH OF TRAVEL IS CONSIDERED A RAMP IF ITS SLOPE IS GREATER THAN 5% (1:20). THE SLOPE OF THE RAMP CANNOT EXCEED 8.33% (1:12).

16. OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE CONSTRUCTED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

17. SURFACES OF RAMPS SHALL BE SLIP RESISTANT.

18. CONTINUOUS, FULL-LENGTH HANDRAILS ARE REQUIRED FOR ALL RAMPS. THE HANDRAILS ARE TO EXTEND IN THE DIRECTION OF THE RAMP NOT LESS THAN 12 INCHES BEYOND THE TOP AND BOTTOM OF THE RAMP.

19. THE HANDRAILS MUST BE 30 TO 34 INCHES ABOVE THE RAMP SURFACE.

20. IF THE SIDE OF THE RAMP SURFACES HAS A VERTICAL DROP EXCEEDING 4 INCHES THAT IS NOT BOUNDED BY WALL OR FENCE, THERE SHALL BE A CURB AT LEAST 6 INCHES HIGH, OR A WHEEL GUIDE RAIL 2 TO 4 INCHES HIGH.

21. THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1:50.

22. TOP LANDINGS SHALL BE NOT LESS THAN 60 INCHES WIDE AND SHALL HAVE A LENGTH OF NOT LESS THAN 44 INCHES IN THE DIRECTION OF RAMP RUN.

23. THE TOP LANDING WIDTH SHALL EXTEND A MINIMUM OF 24 INCHES PAST THE STRIKE EDGE OF A DOOR.

24. INTERMEDIATE LANDINGS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 30 INCHES OF VERTICAL RISE AND AT EACH CHANGE OF DIRECTION. INTERMEDIATE LANDINGS ARE TO BE AT LEAST 60 INCHES, MEASURED IN THE DIRECTION OF THE RAMP.

25. BOTTOM AND INTERMEDIATE LANDINGS AT A CHANGE OF DIRECTION OVER 30 DEGREES MUST BE AT LEAST 72 INCHES AS MEASURED IN THE DIRECTION OF THE RAMP TO ACCOMMODATE THE HANDRAIL EXTENSION

26. DOORS OR GATES IN ANY POSITION SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42 INCHES AND SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 3-1/2 INCHES WHEN FULLY OPEN.

DEFERRED ITEMS LIST

1. FIRE SPRINKLERS

EverBar

CONDITIONAL USE PERMIT

172 E. MAIN STREET

EL CAJON, CALIFORNIA 92020

EHM

ARCHITECTURE

CODES & STANDARDS

BUILDING CODES:

-CITY OF EL CAJON MUNICIPAL CODE

-2022 CALIFORNIA BUILDING CODE

-2022 UNIFORM BUILDING CODE

-2022 CALIFORNIA FIRE CODE

-2022 NATIONAL ELECTRIC CODE

-2022 CALIFORNIA MECHANICAL CODE

-2022 CALIFORNIA PLUMBING CODE

-2022 CALIFORNIA ENERGY CODE

-2021 CALGREEN WITH JULY 2022 AMENDMENT

PROJECT DATA

LEGAL DESCRIPTION:

CC000262 TCT A *(EX.ALLEY) DOC92-170420 IN NWQ OF SEC 11-16-1W IN

MUNICIPALITY:

CITY OF EL CAJON, CALIFORNIA

CONSTRUCTION TYPE:

TYPE V-B (NON-SPRINKLERED)

OCCUPANCY GROUP:

B

FLOOR AREA:

BAR AND RESTROOM: 859 S.F.

SIDEWALK CAFE: 172 S.F.

CLIMATE ZONE:

7

ASSESSOR'S PARCEL NUMBER:

488-083-19-00

LOT AREA:

3,352 SF (.08 AC)

YEAR BUILT:

1943

SYMBOLS LEGEND

1

A

GRID LINES

X

XX.X

DRAWING TAG

EXT. ELEVATION TAG

SHEET TAG

A

D

B

C

X

XX.X

DRAWING TAG

INT. ELEVATION TAG

SHEET TAG

VIEW TAG

X

XX.X

DRAWING TAG

REFERENCE TAG

SHEET TAG

X

XX.X

DRAWING TAG

SECTION TAG

SHEET TAG

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DRAWING TAG

PHOTO TAG

SHEET TAG

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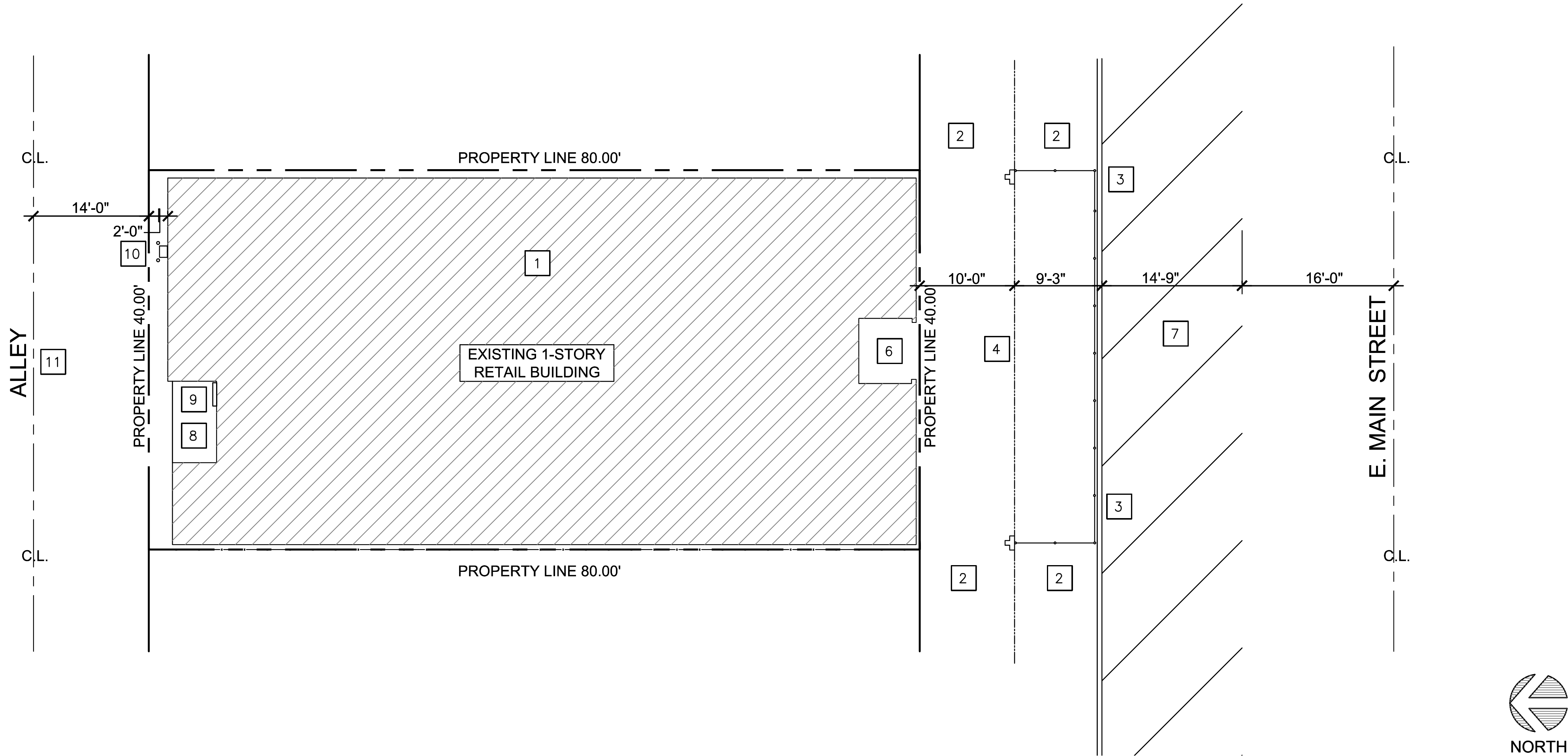
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SITE PLAN

1/8"=1'=0"

1

SITE PLAN KEYNOTES

- 1 (E) STRUCTURE TO REMAIN
- 2 (E) CONCRETE SIDEWALK
- 3 (E) CONCRETE CURB & GUTTER
- 4 (E) SOFFIT OVER SIDEWALK TO REMAIN
- 5 PROPOSED SIDEWALK CAFE W/PYLONS AND ROPE AT PERIMETER
- 6 (E) ENTRY PORTICO
- 7 (E) PUBLIC PARKING
- 8 (E) SERVICE ENTRANCE
- 9 (E) ELECTRIC METERS
- 10 (E) GAS METER W/ STEEL BOLLARDS
- 11 (E) CONCRETE PAVING AT ALLEY

EHM

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FAX: 619 299 0957
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LICENSED ARCHITECT
RANDAL JAY EHM
No. C22476
RENEWAL DATE
6/30/25
STATE OF CALIFORNIA

EverBar
C.U.P.

172 E. MAIN STREET
EL CAJON, CA 92020

JOB # 2504

DATE: 03/17/25

DRAWN BY: RJE

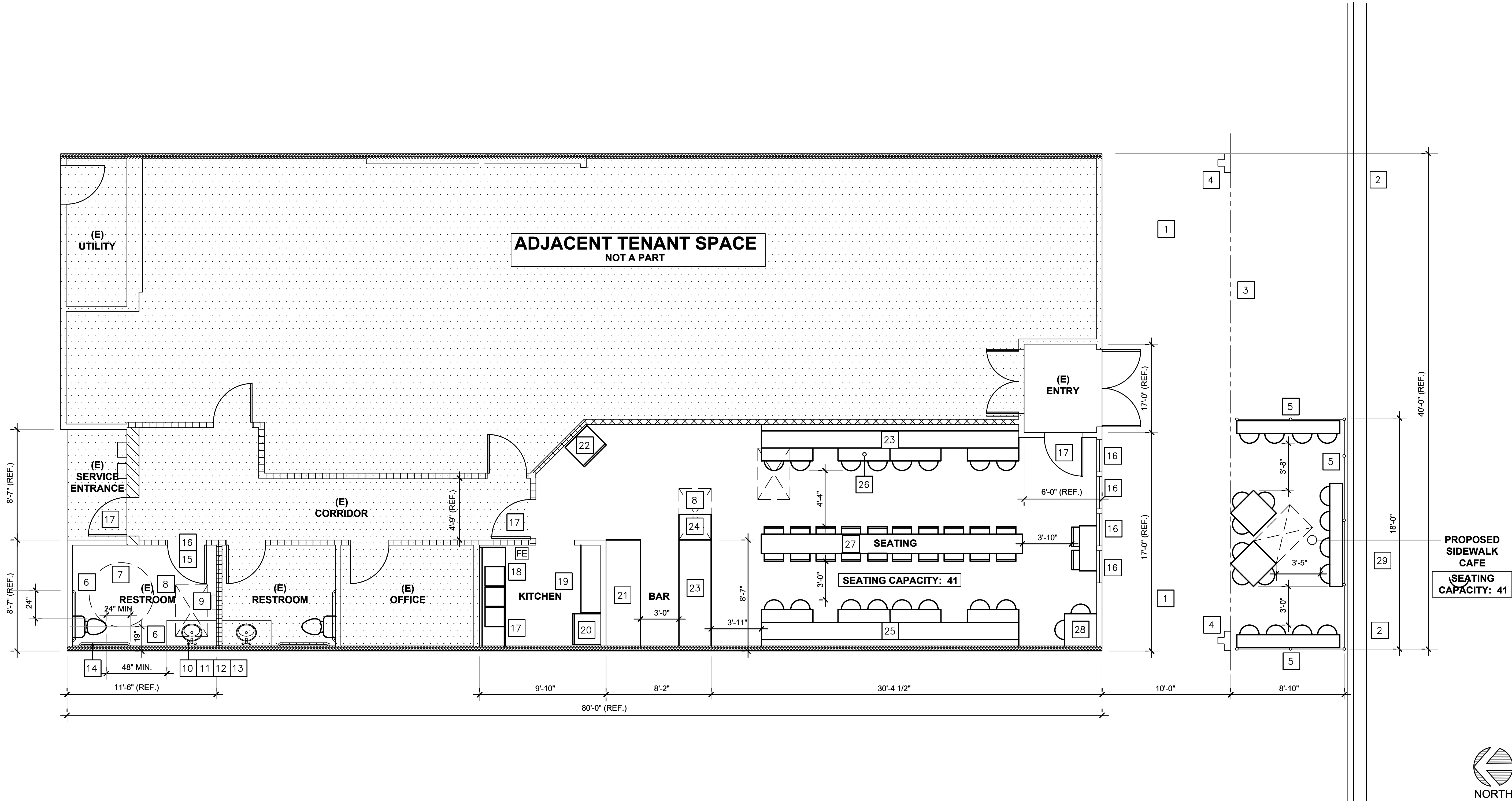
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SHEET # 2

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SHEET TITLE: SITE PLAN

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FLOOR PLAN

1

1/4" = 1'-0"

KEYNOTES

- (E) CONCRETE SIDEWALK
- (E) CONCRETE CURB & GUTTER
- (E) SOFFIT OVER SIDEWALK TO REMAIN
- (E) COLUMN TO REMAIN
- 42" HIGH PAINTED 1-1/2" DIA. STEEL PYLONS AND ROPE AT PERIMETER
- (E) 1-1/2" DIA. S.S. GRAB BARS @ 34" A.F.F.
- (E) 5' DIA. WHEELCHAIR TURNAROUND SPACE
- 30"x48" WHEELCHAIR MANEUVERING OR SEATING AREA (TYP.)
- RESET (E) PAPER TOWEL DISPENSER TO OPERATING HEIGHT OF 44" MAX. A.F.F.
- (E) COUNTERTOP @ 34" A.F.F. W/ 29" CLR KNEE SPACE BELOW AND INSULATED DRAIN PIPE
- DEMO BACKSPLASH AS REQ'D. AND INSTALL A NEW 42" H MIRROR WITH BOTTOM AT 40" A.F.F. FOR FULL WIDTH OF EXISTING COUNTERTOP

- (E) LAVATORY W/ SINGLE-LEVER MIXING VALVE
- INSTALL NEW SOAP DISPENSER W/ OPERATING HEIGHT OF 44" A.F.F. MAX.
- RESET EXISTING SEAT COVER DISPENSER TO DISPENSING HEIGHT OF 44" A.F.F. MAX.
- PROVIDE ACCESSIBLE RESTROOM SIGN ON DOOR @ 60" A.F.F. TO CENTER, AND BRAILLE ROOM IDENTIFICATION SIGN AT OUTER RIGHT SIDE OF DOOR @ 44" A.F.F.
- PROVIDE SELF-CLOSING DEVICE AT EXISTING DOOR, IF NOT PRESENT
- (E) 2640 WINDOWS TO REMAIN
- (N) 3-COMPARTMENT SINK W/ 18" DRAINBOARDS
- (N) DISHWASHER AS SELECTED BY OWNER
- (N) STORAGE CABINET
- (N) REFRIGERATOR
- (E) KEG COOLER W/ TAPS

- (N) MERCHANDISE COOLER
- (N) 42" H BAR TOP
- 34" H ACCESSIBLE BAR TOP W/ 29" CLR. KNEE SPACE BELOW
- (N) 18" H BENCH SEATING
- (N) 36" H 16" W X 48" L TABLE (TYP.)
- (N) 42" H X 18" W COMMUNITY TABLE
- (N) 36" H 30" X 30" TABLE
- (N) 36" H 16" X 42" TABLE

LEGEND

- (E) OCCUPANCY SEPARATION WALL TO REMAIN
- (E) 1-HR. DEMISING WALL TO REMAIN
- (E) 1-HR. CORRIDOR WALL TO REMAIN
- (E) PLUMBING WALL TO REMAIN
- (E) NON-BEARING WALL TO REMAIN
- (E) CMU WALL TO REMAIN

FE FIRE EXTINGUISHER W/ CABINET: SEE 4/A6.0. PROVIDE 2A-10BC EXTINGUISHER @ EA. CABINET

EHM

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EHM ARCHITECTURE



EverBar
C.U.P.

172 E. MAIN STREET
EL CAJON, CA 92020

JOB #	2504	DATE	03/17/25
DRAWN BY:	RJE		
DESIGNED BY:	RJE		
SHEET #	3		

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FLOOR PLAN

Census Tract 158.01 License Report

License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Premises Addr.	Business Name
373970	ACTIVE	47	4/24/2001	9/30/2025	POR FAVOR INC	148 E MAIN ST,EL CAJON, CA 92020Census Tract: 0158.01	POR FAVOR RESTAURANT
373970	ACTIVE	77	4/24/2001	9/30/2025	POR FAVOR INC	148 E MAIN ST,EL CAJON, CA 92020Census Tract: 0158.01	POR FAVOR RESTAURANT
376218	ACTIVE	47	6/21/2001	5/31/2025	POR FAVOR INC	182 E MAIN ST,EL CAJON, CA 92020Census Tract: 0158.01	DOWNTOWN CAFE
376218	ACTIVE	58	6/21/2001	5/31/2025	POR FAVOR INC	182 E MAIN ST,EL CAJON, CA 92020Census Tract: 0158.01	DOWNTOWN CAFE
585030	ACTIVE	48	12/19/2017	11/30/2025	TRIPLE TOWERS ENTERPRISE INC	518 E MAIN ST,EL CAJON, CA 92020-4008Census Tract: 0158.01	MAIN TAP TAVERN
585030	ACTIVE	58	12/19/2017	11/30/2025	TRIPLE TOWERS ENTERPRISE INC	518 E MAIN ST,EL CAJON, CA 92020-4008Census Tract: 0158.01	MAIN TAP TAVERN
588962	ACTIVE	47	2/23/2018	1/31/2026	EL CAJON HOTEL LP	141 N MAGNOLIA AVE,EL CAJON, CA 92020Census Tract: 0158.01	COURTYARD BY MARRIOT EL CAJON
588962	ACTIVE	68	2/23/2018	1/31/2026	EL CAJON HOTEL LP	141 N MAGNOLIA AVE,EL CAJON, CA 92020Census Tract: 0158.01	COURTYARD BY MARRIOT EL CAJON
609087	ACTIVE	58	4/9/2020	3/31/2026	DLS EVENTS LLC	210 E. MAIN ST.,EL CAJON, CA 92020Census Tract: 0158.01	MAGNOLIA PERFORMING ARTS CENTER
609087	ACTIVE	47	4/9/2020	3/31/2026	DLS EVENTS LLC	210 E. MAIN ST.,EL CAJON, CA 92020Census Tract: 0158.01	MAGNOLIA PERFORMING ARTS CENTER
609087	ACTIVE	68	4/9/2020	3/31/2026	DLS EVENTS LLC	210 E. MAIN ST.,EL CAJON, CA 92020Census Tract: 0158.01	MAGNOLIA PERFORMING ARTS CENTER
663423	ACTIVE	41	1/22/2025	12/31/2025	THE ORIGINAL FISH TACO LLC	399 N MAGNOLIA AVE,EL CAJON, CA 92020Census Tract: 0158.01	RUBIOS FRESH MEXICAN GRILL 8

Census Tract 158.01 On-Sale License Authorizations

County	County Population	County Ratio On-Sale	Census Tract	On-Sale
SAN DIEGO	3291101	705	158.01	5