



02.23.2024

7893 El Cajon Blvd. ZONING ANALYSIS

ADDRESS:	7893 El Cajon Blvd., San Diego, CA 91942-0623	
APN:	470-200-01-00	
ZONE:	C-D-MU General Commercial	
OVERLAY ZONES:	Urban Design Overlay – Subject to Urban Design Review Mixed Use Overlay – Subject to Urban Design Review	
SCHOOL DISTRICT:	La Mesa-Spring Valley School District	
LOT AREA:	10,131 s.f. (.23 acres)	
COMMERCIAL USE:	This zone is intended to provide areas in which all types of retail businesses, offices and services can be conducted. (24.06.010.A., 24.06.020.A.4.&5.) Residential Permitted C Zone - One or more apartment units on any floor of a principal building except a basement or first floor when the first floor is devoted to an unrelated principal use. (24.06.020.A.1. b.)	
SITE DEVELOPMENT PLAN:	Permitted Principal Uses and Structures with an approved Site Development Plan. New construction over 2,500 square feet in gross building floor area (24.06.020.B.2.)	
DENSITY:	For development sites greater than 10,000 s.f., maximum forty units per acre. 10,131 s.f. = .23 Acres X 40 units per acre = 9.32 Units = 10 Units (24.18.040.A.1.) Affordable Density Bonus 50% = 15 (2 Affordable) (24.053) + (2) ADU = 17 Units	
OPEN SPACE:	200 s.f. per unit, 50% may be provided as private balconies / patios, 50% max on roof. (24.18.040.E.)	
SETBACKS:	Front – El Cajon Blvd.	12' Pedetrian Realm (24.18.040.B.1.)
	Side	0' or as required by C.B.C.
	Front – Hillside Dr.	5' Min. – 10' Max (24.18.040.B.2.a.)
TRANSPARENCY:	At least 50% ground floor glass, recessed entries, stoops, dining (24.18.040 B.4.) See page 2.	
HEIGHT:	46' per C Zone (24.06.030.E.) Measured from the average Finished Grade of site. (24.01.100)	
PARKING:	All Non-Residential Uses CD Zone	3 per 1,000 s.f. – (24.04.050 H.)
	Residential Uses in CD Zone	1.5 per Dwelling Unit – (24.04.050 I.)
	Affordable	.5 per Dwelling Unit
	ADU Parking	0 Spaces (24.05.020.D.8.f.) (24.04.050.A.(8))
	Parking Set back Landscaped	5' (24.04.020 F.) (24.04.030 D.)
	Commercial / Residential Separation	Physical Separation (24.04.050 Note 1.)
	Guest / Delivery / Tradesmen	4/10 of one space per dwelling unit – 20% per Parking Standards

CITY OF LA MESA - ZONING ORDINANCE

https://library.municode.com/ca/la_mesa/codes/code_of_ordinances?nodetid=TIT24ZO