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CITY OF EL CAJON

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

AGENDA



October 25, 2016

**Honoring
and celebrating
the people
who make
El Cajon**

*The Valley
of
Opportunity*

Bill Wells
Mayor

Tony Ambrose
Mayor Pro Tem

Star Bales
Councilmember

Gary Kendrick
Councilmember

Bob McClellan
Councilmember

Douglas Williford
City Manager

Morgan Foley
City Attorney

Majed Al-Ghafry
Assistant City Manager

Belinda Hawley
City Clerk



AGENDA



October 25, 2016
3:00 p.m.

The Agenda contains a brief general description of each item to be considered and most items have a *RECOMMENDATION* from Staff or a Commission, which Council will consider when making a final decision.

Copies of written documentation relating to each item of business on the Agenda are on file in the City Clerk’s Office and in the Agenda Book next to the podium in the Council Chambers.

PLEASE COMPLETE A "REQUEST TO SPEAK" FORM FOR EACH ITEM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE CITY CLERK if you wish to speak about an Item on the Agenda or under Public Comment.

- **CALL TO ORDER:** Mayor Bill Wells
- **ROLL CALL:** City Clerk Belinda Hawley



PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

- **POSTINGS:** The City Clerk posted Orders of Adjournment of the October 11, 2016, Meeting and the Agenda of the October 25, 2016, Meeting in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.
- **PRESENTATIONS:**
 - **PROCLAMATION:** Community Planning Month – October 2016
 - **PROCLAMATION:** International Walk to School Month – October 2016
 - **CERTIFICATE OF ACHIEVEMENT:** Nowel Odish Botrus
 - **HIGHLIGHTS OF CITY PROJECTS - Renette Park and Ronald Reagan Community Center**

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

- **AGENDA CHANGES:**

CONSENT ITEMS: (1.1 – 1.14)

Consent Items are routine matters enacted by one motion according to the **RECOMMENDATION** listed below. With the concurrence of the City Council, a Council Member or person in attendance may request discussion of a *Consent Item* at this time.

***1.1 MINUTES OF CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY MEETINGS**

RECOMMENDATION: That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approves Minutes of the October 11, 2016 Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

1.2 WARRANTS

RECOMMENDATION: That the City Council approves payment of Warrants as submitted by the Finance Department.

1.3 APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL OF ORDINANCES ON AGENDA

RECOMMENDATION: That the City Council approves the reading by title and waive the reading in full of all Ordinances on the Agenda.

***1.4 RESOLUTION: ON-SITE FLEET PARTS PROGRAM
(Report: Nahid Razi, Purchasing Agent)**

RECOMMENDATION: That the City Council adopts the next RESOLUTION in order and:

- Waives the bidding requirements in accordance with Municipal Code section 3.20.010(C)(5); and
- Authorizes the Purchasing Agent to approve a directly negotiated contract for a two-year term.

CONSENT ITEMS: (Continued)

***1.5 ACCEPTANCE OF FLETCHER PARKWAY SEWER, WW3429, BID NO. 026-16 (Report: Dennis Davies, Deputy Director of Public Works)**

RECOMMENDATION: That the **City Council** accepts the Fletcher Parkway Sewer, WW3429, Bid No. 026-16, and authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

***1.6 RESOLUTION: AWARD OF BID NO. 008-17, OVERLAY THROUGHFARES 2017 (Report: Nahid Razi, Purchasing Agent)**

RECOMMENDATION: That the **City Council**:

- Finds the ninth low bidder non-responsive for the reason set forth in this agenda report;
- Finds the protest submitted by ATP General Engineering Contractors, LLC to be timely, but without merit; and
- Adopts the next RESOLUTION in order awarding the bid to the lowest responsive, responsible bidder, PAL General Engineering, Inc., in the amount of \$1,395,896.64.

***1.7 RESOLUTION: AWARD OF BID NO. 012-17, EMS SUPPLIES (Report: Nahid Razi, Purchasing Agent)**

RECOMMENDATION: That the **City Council**:

- Finds the protest submitted by Bound Tree Medical, LLC, to be timely, but without merit; and
- Adopts the next RESOLUTION in order and awards the bid to the lowest responsive, responsible bidder, Life Assist, Inc. in the amount of \$19,842.04.

***1.8 EVENT IN THE RIGHT OF WAY – MOTHER GOOSE PARADE (Report: Sara Ramirez, Director of Recreation)**

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

CONSENT ITEMS: (Continued)

***1.9 EVENT IN THE RIGHT OF WAY – HOLIDAY LIGHTS ON MAIN
(Report: Sara Ramirez, Director of Recreation)**

RECOMMENDATION: That the City Council review and approve the submitted road closures and traffic control plan for the Holiday Lights on Main.

***1.10 2016-2017 SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP)
GRANT (Report: Jeff Davis, Chief of Police)**

RECOMMENDATION: That the City Council takes the following actions:

- Authorizes the City Manager or designee to accept the California Office of Traffic Safety STEP Grant in the total amount of \$170,000.00 and to execute any grant documents and agreements necessary for the receipt and use of these funds.
- Appropriates California Office of Traffic Safety STEP Grant funds in the amount of \$150,431.00 for overtime, \$5,070.00 for training, \$14,499.00 for supplies, services and equipment, for a total of \$170,000.00
- Appropriates funds in the amount of \$9,931.76, for a Radar System and associated supplies/minor equipment.

***1.11 RESOLUTION: SUMMARY VACATION OF SEWER EASEMENTS
GRANTED BY STAR-WEST PARKWAY MALL, LP FOR THE
JOHNSON AVENUE SEWER RELIEF PROJECT PHASE II
(Report: Dennis Davies, Deputy Director of Public Works)**

RECOMMENDATION: That the City Council adopts the next RESOLUTION in order to approve the Summary Vacation of Sewer Easements granted by Star-West Parkway Mall, LP for the Johnson Avenue Relief Project-Phase II recorded on June 11, 2014, as Document Number 2014-0241341.

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CONSENT ITEMS: (Continued)

***1.12 JOHNSON AVENUE SEWER RELIEF PROJECT PHASE II, AMENDMENT TO PROFESSIONAL SERVICES CONTRACT (Report: Dennis Davies, Deputy Director of Public Works)**

RECOMMENDATION: That the City Council:

- Authorizes the City Manager to negotiate an amendment to the Johnson Avenue Sewer Relief Project Phase II (JASRP-II) Professional Services Contract with Atkins, North America (Atkins), and increase the compensation by \$45,000 to provide for construction support; and
- Appropriates an additional \$17,000 from the Wastewater Fund to pay for the additional construction support services.

***1.13 RESOLUTION: AWARD OF FLEET FUELING SERVICES (Report: Nahid Razi, Purchasing Agent)**

RECOMMENDATION: That the City Council adopts the next RESOLUTION in order and awards a contract to the SoCo Group, Inc. for Fleet Fueling Services in the estimated annual amount of \$750,000.00 for a period of one (1) year with four (4) one-year renewal options.

***1.14 RESOLUTION: ENSURING CONTINUATION OF SALARY AND BENEFITS FOR MILITARY RESERVISTS CALLED TO ACTIVE DUTY AND FOR MILITARY RESERVISTS CALLED TO INACTIVE DUTY UNDER CERTAIN CONDITIONS (Report: Douglas Williford, City Manager)**

RECOMMENDATION: That the City Council adopts the next RESOLUTION in order, extending the payment of some or all of the salary and benefits for regular (benefitted), full-time employees who are members of the military reserves and are called to active or to inactive duty under certain conditions. Unless otherwise required by law, the City would pay only the difference between the employee's City and military salaries.

PUBLIC COMMENT:

At this time, any person may address a matter within the jurisdiction of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency that is not on the Agenda. Comments relating to items on today's agenda are to be taken at the time the item is heard. State law prohibits discussion or action on items not on the Agenda; however, Council, Authority and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda.

PUBLIC COMMENT ON DISTRICT ELECTIONS:

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS:

- *3.1 673 SOUTH ANZA REZONING – ZONE RECLASSIFICATION NO. 2323
(Report: Anthony Shute, Deputy Director of Community Development)**

RECOMMENDATION: That the City Council

- Opens the Public Hearing and receive testimony;
- Closes the Public Hearing; and
- Moves to INTRODUCE the next ORDINANCE in order APPROVING Zone Reclassification No. 2323.

If approved, the City Clerk recites the title of the ordinance:

AN ORDINANCE APPROVING ZONE RECLASSIFICATION NO. 2323 FOR THE REZONING OF PROPERTY LOCATED ON THE EAST SIDE OF SOUTH ANZA STREET BETWEEN REDWOOD AND EAST WASHINGTON AVENUES FROM C-G (GENERAL COMMERCIAL) ZONE TO RM-2200 (RESIDENTIAL, MULTI-FAMILY, 2,200 SQ. FT.) ZONE; APN: 488-400-02-00; GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MR)

4. ADMINISTRATIVE REPORTS:

- *4.1 SUMMARY OF DISTRICT ELECTIONS (“MEASURE S”)
EDUCATIONAL WORKSHOPS
(Report: Brett Channing, Deputy Director of Administrative Services)**

RECOMMENDATION: That the City Council receive and file the report.

ADMINISTRATIVE REPORTS: (Continued)

- *4.2 RESOLUTION: DESIGNATION OF GENERAL FUND BALANCES
(Report: Douglas Williford, City Manager/Clay Schoen, Director of Finance)**

RECOMMENDATION: That the City Council adopts the next RESOLUTION in order to designate General Fund Balances.

5. COMMISSION REPORTS: None

6. ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS

SANDAG (San Diego Association of Governments); SANDAG Public Safety Committee; League of California Cities, San Diego Division; Heartland; Fire Training JPA – Alternate; Indian Gaming Local Community Benefit Committee.

6.1 COUNCIL ACTIVITIES REPORT/COMMENTS – No Report

***6.2 LEGISLATIVE REPORT**

***6.3 NEIGHBORHOOD PARK**

RECOMMENDATION: That the City Council agree to place an agenda item on the November 15, 2016, City Council meeting to discuss the naming of a Neighborhood Park.

ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

***7.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)

8.

MAYOR PRO TEM TONY AMBROSE

SANDAG (San Diego Association of Governments) - Alternate; SANDAG Public Safety Committee – Alternate Chamber of Commerce – Government Affairs; MTS (Metropolitan Transit System Board) - Alternate; East County Economic Development Council; METRO Commission/ Wastewater JPA.

***8.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

9.

COUNCILMEMBER BOB McCLELLAN

MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate.

***9.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

10.

COUNCILMEMBER STAR BALES

East County Economic Development Council - Alternate; METRO Commission/ Wastewater JPA – Alternate; Indian Gaming Local Community Benefit Committee – Alternate.

***10.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

11. JOINT COUNCILMEMBER REPORTS – None

12. GENERAL INFORMATION ITEMS FOR DISCUSSION - None

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13. ORDINANCES: FIRST READING

- *13.1 INTRODUCTION OF ORDINANCES ADOPTING BY REFERENCE THE CALIFORNIA BUILDING CODE 2016 EDITION, THE CALIFORNIA ELECTRICAL CODE 2016 EDITION, THE CALIFORNIA MECHANICAL CODE 2016 EDITION, THE CALIFORNIA PLUMBING CODE 2016 EDITION, THE CALIFORNIA RESIDENTIAL CODE 2016 EDITION, THE CALIFORNIA FIRE CODE 2016 EDITION, THE CALIFORNIA GREEN BUILDING STANDARDS CODE 2016 EDITION, THE CALIFORNIA HISTORICAL BUILDING CODE 2016 EDITION, THE CALIFORNIA EXISTING BUILDING CODE 2016 EDITION, AND EXPANDING THE SCOPE OF EL CAJON MUNICIPAL CODE SECTION 15.92 TO INCLUDE EXPEDITED PERMIT PROCESSING FOR ELECTRIC VEHICLE CHARGING STATIONS AND ADVANCED ENERGY STORAGE SYSTEMS**

RECOMMENDATION: That the City Council:

- Approves, by separate votes, the introduction of ordinances adopting by reference the following building standards for use within the City of El Cajon: the California Building Code 2016 Edition, the California Electrical Code 2016 Edition, the California Mechanical Code 2016 Edition, the California Plumbing Code 2016 Edition, the California Residential Code 2016 Edition, the California Fire Code 2016 Edition, the California Green Building Standards Code 2016 Edition, the California Historical Building Code 2016 Edition, the California Existing Building Code 2016 Edition, and to expand the scope of El Cajon Municipal Code section 15.92 to include expedited permit processing for electric vehicle charging stations and advanced energy storage systems;
- Requests the City Clerk to recite the titles of the ordinances; and
- Directs the City Clerk to set a public hearing for November 15, 2016 at 3:00 p.m. to consider Second Reading and adoption of the ordinances

If approved, the City Clerk recites the titles of the ordinance:

#13.1-A: Chapter 15.04 – California Building Code

- AN ORDINANCE REPEALING CHAPTER 15.04 OF TITLE 15 OF THE EL CAJON MUNICIPAL CODE; ADOPTING THE CALIFORNIA BUILDING CODE, 2016 EDITION, AS AMENDED, BY REFERENCE; AND ADDING A NEW CHAPTER 15.04 TO TITLE 15 OF THE EL CAJON MUNICIPAL CODE

ITEM 13.1 (Continued)

#13.1-B: Chapter 15.20 – California Electrical Code

- AN ORDINANCE REPEALING SECTION 15.20.010 OF CHAPTER 15.20 OF TITLE 15 OF THE EL CAJON MUNICIPAL CODE; ADOPTING THE CALIFORNIA ELECTRICAL CODE, 2016 EDITION, AS AMENDED, BY REFERENCE; AND ADDING A NEW SECTION 15.20.010 TO CHAPTER 15.20 OF TITLE 15 OF THE EL CAJON MUNICIPAL CODE

#13.1-C: Chapter 15.48 – California Mechanical Code

- AN ORDINANCE REPEALING CHAPTER 15.48 OF TITLE 15 OF THE EL CAJON MUNICIPAL CODE; ADOPTING THE CALIFORNIA MECHANICAL CODE, 2016 EDITION, AS AMENDED, BY REFERENCE; AND ADDING A NEW CHAPTER 15.48 TO TITLE 15 OF THE EL CAJON MUNICIPAL CODE

#13.1-D: Chapter 15.52 – California Plumbing Code

- AN ORDINANCE REPEALING CHAPTER 15.52 OF TITLE 15 OF THE EL CAJON MUNICIPAL CODE; ADOPTING THE CALIFORNIA PLUMBING CODE, 2016 EDITION, AS AMENDED, BY REFERENCE; AND ADDING A NEW CHAPTER 15.52 TO TITLE 15 OF THE EL CAJON MUNICIPAL CODE

#13.1-E: New Chapter 15.54 – California Residential Code

- AN ORDINANCE REPEALING CHAPTER 15.54 OF TITLE 15 OF THE EL CAJON MUNICIPAL CODE; ADOPTING THE CALIFORNIA RESIDENTIAL CODE, 2016 EDITION, AS AMENDED BY REFERENCE; AND ADDING A NEW CHAPTER 15.54 TO TITLE 15 OF THE EL CAJON MUNICIPAL CODE

#13.1-F: Chapter 15.56 – California Fire Code

- AN ORDINANCE REPEALING CHAPTER 15.56 OF TITLE 15 OF THE EL CAJON MUNICIPAL CODE; ADOPTING THE CALIFORNIA FIRE CODE, 2016 EDITION, AS AMENDED, BY REFERENCE; AND ADDING A NEW CHAPTER 15.56 TO TITLE 15 OF THE EL CAJON MUNICIPAL CODE

#13.1-G: Chapter 15.60 – California Green Building Standards Code

- AN ORDINANCE REPEALING CHAPTER 15.60 OF TITLE 15 OF THE EL CAJON MUNICIPAL CODE; ADOPTING THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2016 EDITION, AS AMENDED, BY REFERENCE; AND ADDING A NEW CHAPTER 15.60 TO TITLE 15 OF THE EL CAJON MUNICIPAL CODE

ITEM 13.1 (Continued)

#13.1-H: Chapter 15.84 – California Existing Building Code

- AN ORDINANCE REPEALING SECTIONS 15.84.010 AND 15.84.015 OF CHAPTER 15.84 OF TITLE 15 OF THE EL CAJON MUNICIPAL CODE; ADOPTING THE CALIFORNIA EXISTING BUILDING CODE, 2016 EDITION, AS AMENDED, BY REFERENCE; AND ADDING NEW SECTIONS 15.84.010 AND 15.84.015 TO CHAPTER 15.84 OF TITLE 15 OF THE EL CAJON MUNICIPAL CODE

#13.1-I: New Chapter 15.88 – California Historical Building Code

- AN ORDINANCE ADDING A NEW CHAPTER 15.88 TO TITLE 15 OF THE EL CAJON MUNICIPAL CODE; ADOPTING THE CALIFORNIA HISTORICAL BUILDING CODE, 2016 EDITION, BY REFERENCE; TO REGULATE ALL HISTORICAL BUILDINGS AND STRUCTURES IN THE CITY OF EL CAJON

#13.1-J: Chapter 15.92 – Expedited Processing for Small Rooftop Solar, Electric Vehicle Charging, and Advanced Energy Systems

- AN ORDINANCE REPEALING CHAPTER 15.92 OF TITLE 15 OF THE EL CAJON MUNICIPAL CODE; AND ADDING A NEW CHAPTER 15.92 TO TITLE 15 OF THE EL CAJON MUNICIPAL CODE FOR EXPEDITED PROCESSING OF PERMITTING FOR SMALL ROOFTOP SOLAR, ELECTRIC VEHICLE CHARGING STATIONS, AND ADVANCED ENERGY STORAGE SYSTEMS_

14. ORDINANCES: SECOND READING AND ADOPTION – None

15. CLOSED SESSIONS:

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

15.1 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION – pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9:

Name of Case: San Diego NAACP v. County of San Diego, et al.
United States District Court
Case No. 16-cv-02575-JLS-BGS

16. RECONVENE TO OPEN SESSION:

City Attorney or Representative reports on action taken in Closed Session.

ADJOURNMENT: The Adjourned Regular Joint Meeting of the El Cajon City Council/El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 25th day of October 2016, is adjourned to Tuesday, November 15, 2016, at 3:00 p.m.



Upcoming Events in El Cajon City Council Meeting for October 25, 2016



October 26 - Cajon Classic Cruise Car Show: "Trick or Treat!" At the last cruise show of the season you'll see classic vehicles and more in the 200 block of East Main Street. A full street closure is planned on East Main Street from Magnolia Avenue to Claydelle Avenue. Many of the vehicles will be decorated in a Halloween theme and handing out candy to the children. Hosted by the Downtown Business Partners, the car show is from 5:00 p.m. to 8:00 p.m. For more information, please call (619) 334-3000 or visit: www.downtownelcajon.com or www.cajonclassiccruise.org.

October 27 - The El Cajon Farmers' Market continues every Thursday in Downtown El Cajon, from 3:00 p.m. to 7:00 p.m. at the Prescott Promenade, 201 East Main Street. Enjoy fresh fruit, vegetables, bread, vendors, music and more! Visit: www.elcajonfarmersmarket.org for more information.

October 31 - Happy Halloween!

November 4 and 18 - Alternate Friday closures for El Cajon City offices. Go to: www.cityofelcajon.us for a full calendar of hours for City offices during 2016.

November 6 - Daylight Saving Time ends! This is the time we "fall back" and change our clocks back one hour from 2:00 a.m. back to 1:00 a.m., giving us an extra hour of sleep and early nightfall.

November 8 - Election Day!

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

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

November 15 and December 13 - El Cajon City Council Meetings are at 3:00 p.m. and 7:00 p.m., as needed. Meetings are held in the Council Chamber at 200 Civic Center Way. For more information, and to view the full agenda online, please visit: www.cityofelcajon.us.

November 17 - Welcome the Holidays at Olaf Wieghorst Museum at their annual holiday luncheon. This festive event is from 11:00 a.m. to 2:00 p.m. at 131 Rea Avenue in Downtown El Cajon. Enjoy a delicious lunch by Cupid's Catering, an opportunity drawing, and more. Tickets are \$40 per person. For more information, please call (619) 590-3431 or visit www.wieghorstmuseum.org.

November 20 - Holiday Lights On Main Street at the Prescott Promenade, from 11:00 a.m. to 7:00p.m. Enjoy holiday music and singing, an ice skating rink, a visit with Santa, food vendors, and a special tree lighting ceremony at 6:00 p.m. at the corner of Main Street and Magnolia Avenue. Visit www.downtownelcajon.com or call (619) 334-3000 for more details.

November 20 - The 70th Annual Mother Goose Parade! The parade begins at 1:00 p.m. on West Main Street at El Cajon Boulevard, continuing east on West Main Street to First Avenue. See marching bands, equestrians and parade floats! Visit www.mothergooseparade.org for more detailed information.

November 24 & 25 - City offices closed in observance of Thanksgiving.

Recreation: Pick up a copy of the Fall Gateway Newsletter & Guide to Recreation! See the latest in City news and events, and all the great programs offered in the Recreation Guide. Find it online at: www.elcajonrec.org, or pick up a copy at any of the El Cajon recreation centers, local libraries or in the lobbies of City Hall and the El Cajon Police Station. For more information, please call (619) 441-1516.

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



MINUTES

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

October 11, 2016

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California held Tuesday, October 11, 2016, was called to order by Mayor/Chair Bill Wells at 3:00 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

ROLL CALL

| | |
|-----------------------------------|--|
| Council/Agencymembers present: | Bale and Kendrick |
| Council/Agencymembers absent: | McClellan |
| Mayor Pro Tem/Vice Chair present: | Ambrose |
| Mayor/Chair present: | Wells |
| Other Officers present: | Hawley, City Clerk/Secretary |
| | Foley, City Attorney/General Counsel |
| | Williford, City Manager/Executive Director |
| | Al-Ghafry, Assistant City Manager |

PLEDGE OF ALLEGIANCE TO FLAG led by Mayor Wells and MOMENT OF SILENCE. (The Courts have concluded that sectarian prayer as part of City Council Meetings is not permitted under the Constitution).

POSTINGS: The City Clerk posted Orders of Adjournment of the September 27, 2016, meeting and the Agenda of the October 11, 2016, meeting in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS: None

AGENDA CHANGES: None

CONSENT ITEMS: (1.1 – 1.10)

**Following discussion on Item 1.10, as pulled by the public:
MOTION BY KENDRICK, SECOND BY AMBROSE, to APPROVE
Consent Items 1.1 to 1.10.**

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (McCLELLAN – Absent).**

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS

Approve Minutes of the September 27, 2016 Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

1.2 WARRANTS

Approve payment of Warrants as submitted by the Finance Department.

**1.3 APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL
OF ORDINANCES ON AGENDA**

Approve the reading by title and waive the reading in full of all Ordinances on the Agenda.

**1.4 ACCEPTANCE OF FIRE STATION #6 RENOVATION AND CITY HALL
MODERNIZATION RE-BID PROJECT, IFM3438 AND IFM3473,
BID NO. 034-15 (Report: Majed Al-Ghafry, Assistant City Manager)**

Accepts the Fire Station #6 Renovation and City Hall Modernization Re-bid Project, IFM3438 and IFM3473, Bid No. 034-15, and authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

CONSENT ITEMS: (Continued)

- 1.5 ACCEPTANCE OF FLETCHER HILLS POOL RENOVATION PROJECT, IFM3526, BID NO. 017-16
(Report: Majed Al-Ghafry, Assistant City Manager)**

Accepts the Fletcher Hills Pool Renovation Project, IFM3526, Bid No. 017-16, and authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

- 1.6 SUBDIVISION AGREEMENT AND FINAL MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 639, 488 GRAVES AVENUE, ENGINEERING JOB NO. 3107 (Report: Yazmin Arellano, City Engineer)**

Approves the Subdivision Agreement and Final Map for Tentative Subdivision Map (TSM) 639, 488 Graves Avenue, Engineering Job No. 3107.

- 1.7 ACCEPTANCE OF RENETTE PARK IMPROVEMENTS, PK3564, BID NO. 025-16
(Report: Dennis Davies, Deputy Director of Public Works)**

Accepts the Renette Park Improvements, PK3564, Bid No. 025-16, and authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

- 1.8 RESOLUTION: SUMMARY VACATION OF SEWER EASEMENTS GRANTED BY SEARS ROEBUCK FOR THE JOHNSON AVENUE SEWER RELIEF PROJECT-PHASE II
(Report: Dennis Davies, Deputy Director of Public Works)**

Adopts RESOLUTION No. 089-16 to approve the Summary Vacation of Sewer Easements Granted by Sears Roebuck for the Johnson Avenue Relief Project-Phase II recorded on July 11, 2014, as Document Number 2014-0289076.

- 1.9 RESOLUTION: AWARD OF BID NO. 011-17, JANITORIAL SUPPLIES
(Report: Nahid Razi, Purchasing Agent)**

Adopts RESOLUTION No. 090-16 and awards the bid to the lowest responsive, responsible bidders, P&R Paper Supply Co., Inc. for Section I (Paper Products) in the amount of \$10,997.23, and Maintex, Inc. for Section II (Chemicals) in the amount of \$3,370.32 and Section III (Accessories) in the amount of \$1,926.80.

CONSENT ITEMS: (Continued)

PULLED FOR DISCUSSION:

**1.10 RESOLUTION: REJECTION OF BID NO. 006-17, CAR WASH SERVICES
(Report: Nahid Razi, Purchasing Agent)**

Adopts RESOLUTION No. 091-17 to:

- Reject all bids; and
- Authorize re-bidding the project with revised specifications.

DISCUSSION

Homam Razuki, representing Happy Car Wash, offered to make corrections to the bid submitted for car wash services.

Assistant City Manager Al-Ghafry stated that Item 1.10 is to reject all bids. He added that the bid for Happy Car Wash was rejected because they failed to submit the signed bid page. Based on procurement laws and the bidding process no changes can be made at this time.

Mayor Wells clarified to the applicant that he is invited to re-bid when the Item is open for bid again.

Mayor Wells announced that should the attendance at the meeting exceed the maximum capacity of the room, speakers are set up outside of the Council Chambers to broadcast the proceedings outside.

PUBLIC COMMENTS:

Timothy Breuninger spoke in support of the City Council and El Cajon Police Department (ECPD).

Blake Halvin thanked the City Council and ECPD for their work for the City.

Jerry Turchin spoke of his long time residence in the City, and encouraged all to keep an open dialogue to make the community a better one.

Russell Bowman, Senior Pastor of Righteous Living Ministries, spoke in representation of the community to ask for accountability, transparency and justice.

PUBLIC COMMENTS: (Continued)

David Garcias, President of SEIU 221, spoke in support of the family of Alfred Olango. He advocates for more funding for mental health services to help the community.

Anthony Jimenez, President of Police Our Police, asks for more accountability, structure and more training for officers. He stated peaceful rallies are being held to raise community awareness.

Mayor Wells thanked Mr. Jimenez for his part in keeping the demonstrations peaceful in the community.

Phil Ortiz acknowledged the tragic death of Alfred Olango, and commended the City for their response in the aftermath of the event.

Kevin Miller stated his appreciation for the leadership of the City Council.

Victor Mosso offered his sympathy to the Olango Family, and spoke in support of the Council and the ECPD.

Bonnie Price expressed her sympathy to the Olango Family, and suggested a citizen's oversight commission to help decide whether an officer should remain on the force.

Priscilla Schreiber thanked the City Council for their continued support to help keep the local youth safe in the various clubs hosted throughout the city.

Jim Cunningham, retired ECPD Lieutenant, expressed his disapproval of the comments made by **Mayor Wells** during a press conference.

Wilnisha Sutton, Community Leader, asked why the officer involved in the fatal event is still on the task force. She also mentioned the harassment claims against him.

Stephanie Harper demanded an overview of the police department, and felt there should have been a moment of silence for Alfred Olango.

Eric Burney stated that the people of El Cajon are keeping the people safe, not the ECPD.

Rodney Stowers stated there are problems with perception regarding unlawful assemblies.

PUBLIC COMMENTS: (Continued)

Ana Martinez shared that her young nieces are concerned about the safety of her black classmates.

Farouk Gewarges spoke in support of the work of the ECPD.

Tia Loper stated that diversity training is needed, police accountability is needed, and demands change.

Dana Stevens thanked the **Council** for their leadership against the access of the youth to tobacco products and marijuana.

Tony Sottile thanked the **Mayor** and **Councilmembers**. He spoke about the disruptive behavior by some demonstrators and the professional matter in which the ECPD handled the situation.

Mayor Wells stated that the recent events have been stressful and tragic for everyone. He commends the demonstrators for keeping the protests peaceful. He shared that everyone he spoke with on the Police Department would like to see this matter resolved in a way to make the community stronger. **Mayor Wells** asked everyone to keep the thought of healing at the forefront of their minds.

*Recess called at 4:01 p.m.
Meeting Called back to order at 4:10 p.m.*

Mayor Wells announced a special Public Comment section for comments on District Elections, which will be available until the November Elections.

Bonnie Price, representing the San Diego County Democratic Party, stated she attended a meeting with the City Manager regarding districting. Ms. Price stated that the group favors the proposed measure, as long as the district divisions do not favor or disfavor any group or minority.

No further comments were offered.

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS:

**3.1 ZONE RECLASSIFICATION NO. 2323 (SOUTH ANZA REZONING) –
673 SOUTH ANZA STREET**

NOTE: This matter has been continued to October 25, 2016 at 3:00 p.m.

4. ADMINISTRATIVE REPORTS: None

5. COMMISSION REPORTS: None

6. ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS

SANDAG (San Diego Association of Governments); SANDAG Public Safety Committee – Chair; League of California Cities, San Diego Division; Heartland Fire Training JPA – Alternate; Indian Gaming Local Community Benefit Committee.

6.1 Council Activities Report/Comments

REPORT AS STATED.

6.2 LEGISLATIVE REPORT - No Report

ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

7.1 Council Activities Report/Comments

REPORT AS STATED.

ACTIVITIES REPORTS OF COUNCILMEMBERS (Continued)

8.

MAYOR PRO TEM TONY AMBROSE

SANDAG – Alternate; SANDAG Public Safety Committee – Alternate; Chamber of Commerce – Government Affairs; MTS (Metropolitan Transit System Board) – Alternate; East County Economic Development Council; METRO Commission/Wastewater JPA.

8.1 Council Activities Report/Comments

REPORT AS STATED.

9.

COUNCILMEMBER BOB McCLELLAN

MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate.

9.1 Council Activities Report/Comments

REPORT AS STATED.

10.

COUNCILMEMBER STAR BALES

East County Economic Development Council – Alternate; METRO Commission/Wastewater JPA – Alternate; Indian Gaming Local Community Benefit Committee – Alternate.

10.1 Council Activities Report/Comments –

Verbal Report:

September 28, Press Conference regarding incident;
October 3, attended the District Election workshop at Emerald Middle School;
October 5 -7, attended the League of California Cities Conference;
October 11, meeting with City Manager and Council Meetings.

11. JOINT COUNCILMEMBER REPORTS: None

12. GENERAL INFORMATION ITEMS FOR DISCUSSION:

13. ORDINANCES: FIRST READING - None

14. ORDINANCES: SECOND READING AND ADOPTION

14.1 ORDINANCE BANNING PUBLIC NUDITY

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

The City Clerk recited the title of the ordinance for a second reading.

An Ordinance by the City Council of the City of El Cajon, California, adding Chapter 9.33 to Title 9 to the El Cajon Municipal Code to Prohibit Public Nudity

MOTION BY AMBROSE, SECOND BY BALES, to Adopt Ordinance No. 5043.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (McCLELLAN – Absent).

15. CLOSED SESSION: None

Adjournment: Mayor Wells adjourned the Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 11th day of October 2016, at 4:15 p.m. to Tuesday, October 25, 2016, at 3:00 p.m.

BELINDA A. HAWLEY, CMC
City Clerk/Secretary

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

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

City Clerk Date Stamp

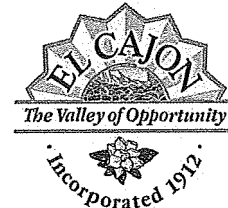
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City of El Cajon Agenda Report

MEETING: Oct. 25, 2016

ITEM NO: 1.4



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

FROM: Nahid Razi, Purchasing Agent

SUBJECT: On-Site Fleet Parts Program

RECOMMENDATION: That the City Council adopts the next resolution in order and:

1. Waives the bidding requirements in accordance with Municipal Code section 3.20.010(C)(5); and
2. Authorizes the Purchasing Agent to approve a directly negotiated contract for a two-year term.

BACKGROUND: In June 2009, a Request for Proposals (RFP) was solicited for the consignment of fleet parts. One proposal was received from County Motor Parts Co., Inc. (CMP) and City staff conducted a thorough evaluation and an interview. On September 8, 2009, the City Council awarded a multi-year contract to CMP to provide parts, operate an on-site storeroom located at the Fleet Maintenance Facility, maintain inventory, and provide personnel to streamline operations. This contract is valid through November 8, 2016; as indicated in the contract, upon termination, the City shall be responsible for purchasing certain CMP-provided inventory.


On May 25, 2016, a RFP was issued for On-Site Fleet Parts Program. Twelve prospective bidders downloaded the RFP document and no timely proposals were received by the specified due date.

Due to the lack of timely proposals and the special circumstances involved in the consignment of on-site fleet parts under the existing contract, should it terminate, we recommend the City Council waives the bidding requirements in accordance with Municipal Code section 3.20.010(C)(5) and authorizes direct negotiations with CMP. This would allow the City to avoid the costs involved with purchasing CMP-provided inventory upon termination of the contract, and provide a cost efficient approach that serves the best interest of the City. In anticipation of this recommendation, and at the request of the Purchasing Agent, an informal proposal was submitted by CMP which would result in an estimated annual amount of \$250,000.00.

Purchasing, in concurrence with the Assistant City Manager, recommends waiving the bidding requirements and authorizing a directly negotiated contract with County Motor Parts Co., Inc. for a two-year term. Upon the end of the two-year term, City needs will be reevaluated and a new solicitation will be issued.

FISCAL IMPACT: The potential estimated value of the annual contract shall not exceed \$250,000.00 and 2-year costs shall not exceed \$500,000.00.

PREPARED BY:



Nahid Razi
PURCHASING AGENT

REVIEWED BY:



Majed Al-Ghafry
ASSISTANT CITY
MANAGER

APPROVED BY:



Douglas Williford
CITY MANAGER

RESOLUTION NO. -16

RESOLUTION AWARDING BID FOR
ON-SITE FLEET PARTS PROGRAM
(RFP No. 004-17A)

WHEREAS, on September 8, 2009, the City Council awarded a multi-year contract to County Motor Parts Co., Inc., ("CMP") to provide parts, operate an on-site storeroom located at the Fleet Maintenance Facility, maintain inventory, and provide personnel to streamline operations (the "Contract"); and

WHEREAS, the Contract has been extended to the maximum number of renewal terms and expires on November 8, 2016; and

WHEREAS, upon termination of the Contract the City shall be responsible for purchasing certain CMP-provided inventory; and

WHEREAS, on May 25, 2016, the City of El Cajon issued an RFP for the On-Site Fleet Parts Program; and

WHEREAS, twelve (12) prospective bidders downloaded the RFP document and no proposals were received by the specified due date; and

WHEREAS, due to the lack of timely proposals and the special circumstances involved in the consignment of CMP-owned on-site fleet parts to the City under the existing contract, upon termination, and because no timely proposals were received in response to the RFP, City staff recommends the City Council waives the bidding requirements and authorizes direct negotiations with CMP, all in accordance with El Cajon Municipal Code section 3.20.010(C)(5), which would allow the City to avoid the costs involved with purchasing CMP-provided inventory upon termination of the Contract, and provide a cost efficient approach that serves the best interest of the City; and

WHEREAS, in anticipation of this recommendation, and at the request of the Purchasing Agent, an informal proposal was submitted by CMP which would result in an estimated annual amount of \$250,000.00; and

WHEREAS, Purchasing, in concurrence with the Assistant City Manager, recommends waiving the bidding requirements and authorizing a directly-negotiated contract with CMP for a two-year term, and re-evaluation of the City's needs at the end of the two-year term, at which time a new solicitation will be issued; and

WHEREAS, the City Council believes it to be in the best interests of the City to award the contract to CMP for a two-year term.

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

1. The City Council hereby finds the foregoing recitals to be true and correct, and are the findings of the City Council.

2. The City Council further finds that special circumstances exist for the waiving of the requirement of obtaining formal bids, and proceeding with an open market purchase pursuant to section 3.2.010(C)(5) of the El Cajon Municipal Code. The special circumstances permitting the open market purchase are as follows:

Following an RFP process, the City failed to receive timely proposals for on-site fleet parts supplies. Without receiving timely proposals the City will be left without a vendor for on-site fleet parts once the Contract expires. The Contract provides that upon termination there will occur a consignment of existing CMP-owned on-site fleet parts to the City. Without timely proposals, and in light of the obligations of the City under the Contract, an open market purchase of supplies with CMP for a period of two (2) years will allow the City to avoid the costs involved with purchasing CMP-provided inventory upon the immediate termination of the Contract.

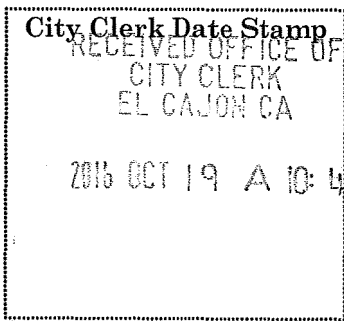
3. The City Council hereby awards a two-year contract for the On-Site Fleet Parts Program to:

County Motor Parts Co., Inc.

in an estimated amount not to exceed \$250,000.00 annually.

10/11/16 (Item 1.4)

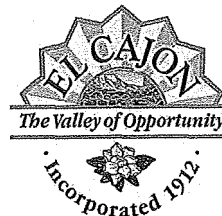
RFP 004-17A – On-Site Fleet Parts Program RFP awd 102016



City of El Cajon Agenda Report

MEETING: Oct. 25, 2016

ITEM NO: 1.5



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

FROM: Dennis Davies, Deputy Director of Public Works

SUBJECT: Acceptance of Fletcher Parkway Sewer, WW3429, Bid Number 026-16

RECOMMENDATION: That the City Council accepts the Fletcher Parkway Sewer, WW3429, Bid Number 026-16, and authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

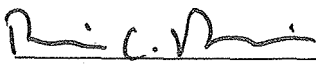
BACKGROUND: On January 12, 2016, the contract for Fletcher Parkway Sewer was awarded by City Council Resolution No. 032-16 to GRFCO, Inc. The project included construction of new pipelines and manholes on Fletcher Parkway between Navajo Road and Chatham Street and on Brockton Street between Needham Road and Tampa Avenue. The new pipelines were installed to correct existing capacity deficiencies. Quantities and payments have been finalized and there are no pending claims.

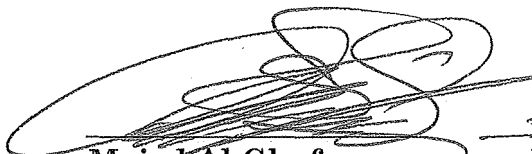
FISCAL IMPACT: This project was funded with Wastewater funds. The total construction expenditure on this project is \$418,187.41.


PREPARED BY:

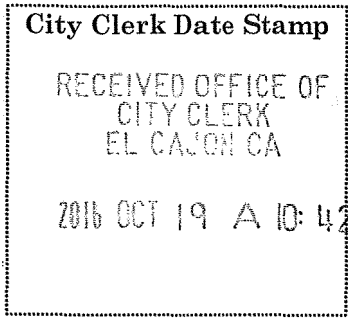
REVIEWED BY:

APPROVED BY:


Dennis C. Davies
DEPUTY DIRECTOR
OF PUBLIC WORKS


Majed Al-Ghafry
ASSISTANT
CITY MANAGER


Douglas Williford
CITY MANAGER



City of El Cajon Agenda Report

MEETING: Oct. 25, 2016

ITEM NO: 1.6



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

FROM: Nahid Razi, Purchasing Agent

SUBJECT: Award of Bid No. 008-17, Overlay Thoroughfares 2017

RECOMMENDATION: That the City Council:

- 1) Finds the ninth low bidder non-responsive for the reason set forth in this agenda report;
- 2) Finds the protest submitted by ATP General Engineering Contractors, LLC to be timely, but without merit; and
- 3) Adopts the next RESOLUTION in order awarding the bid to the lowest responsive, responsible bidder, PAL General Engineering, Inc., in the amount of \$1,395,896.64.

BACKGROUND: On August 9, 2016, the City Council approved the bid plans and specifications for the Overlay Thoroughfares 2017 project. Forty-six prospective bidders obtained bid packages and nine responses were received and opened at 2:00 p.m. on September 8, 2016.

In accordance with the "Standard Specifications for Public Works Construction" (Green Book), a bidder is considered non-responsive for failure to perform at least fifty percent (50%) of the contract work with their own forces. This is to ensure that the general contractor has a sufficient vested stake in the outcome of the project. The bid submitted by Just Construction, Inc., listed subcontractors performing more than fifty percent (50%) of the work; and is, therefore, non-responsive to the bid specifications.

ATP General Engineering Contractors, LLC ("ATP") submitted a written protest dated September 26, 2016. The protest was received within the time frame provided and is deemed to be timely. ATP's protest stated PAL General Engineering, Inc.'s ("PAL") bid contained irregularities and alterations. Staff reviewed the bid documents with the City Attorney and it was determined that the minor irregularities did not materially affect the bid and did not provide a bidder with an advantage.

In addition, ATP cited that PAL submitted an incomplete Designation of Subcontractors page by failing to list the sub-contractor's address on the form. This was deemed a minor irregularity as Purchasing staff can verify the location with the Contractor's State License Board and the Department of Industrial Relations numbers provided in the bid submittal.

Purchasing, in concurrence with the Assistant City Manager, recommends award of the bid to the lowest responsive, responsible bidder, PAL General Engineering, Inc., in the amount of \$1,395,896.64. The lowest bid is over 3% higher than the engineer's estimate of \$1,350,000.00. The summary of bids is attached and complete proposals are on file in the Purchasing Division of the Finance Department.

FISCAL IMPACT: Sufficient funds are available for this project in Activity/Account #550000 9065-PW3576 – Regional Transportation Congestion Improvement Project and Transnet Project ID #EL03.


PREPARED BY:

REVIEWED BY:

APPROVED BY:



Nahid Razi
PURCHASING AGENT



Majed Al-Ghafry
ASSISTANT CITY
MANAGER



Douglas Williford
CITY MANAGER

BID SUMMARY – BID NO. 008-17

BIDDER

TOTAL BASE BID AMOUNT

| | |
|---|-----------------|
| PAL General Engineering, Inc. (San Diego, CA) | \$1,395,896.64* |
| ATP General Engineering Contractors, LLC (Poway, CA) | \$1,405,397.00 |
| TC Construction Company, Inc. (Santee, CA) | \$1,452,743.94 |
| Superior Ready Mix Concrete, LP (San Diego, CA) | \$1,457,700.00 |
| Hazard Construction Company (San Diego, CA) | \$1,528,990.41 |
| RAP Engineering, Inc. (San Marcos, CA) | \$1,615,751.61 |
| Nicholas Grant Corporation dba Daley Corporation (Lakeside, CA) | \$1,747,086.50 |
| Hardy & Harper, Inc. (Santa Ana, CA) | \$1,777,000.00 |
| Just Construction, Inc. (San Diego, CA) | Non-responsive |

ENGINEER'S ESTIMATE \$1,350,000.00

* RECOMMEND AWARD

RESOLUTION NO. -16

RESOLUTION AWARDING BID FOR
OVERLAY THOROUGHFARES 2017
(Bid No. 008-17)

WHEREAS, on August 9, 2016, the City Council approved a budget for the Overlay Thoroughfares 2017 project to overlay residential streets, replace sidewalks, gutters and curbs, and install video image detection cameras in accordance with the terms, conditions and specifications of Bid No. 008-17; and

WHEREAS, forty-six (46) prospective bidders obtained bid packages, and nine (9) responses to the Invitation to Bid for Overlay Thoroughfares 2017 project were received and publicly opened at 2:00 p.m. on September 8, 2016; and

WHEREAS, in accordance with the "Standard Specifications for Public Works Construction" (Green Book), a bidder is considered non-responsive for failure to perform at least fifty percent (50%) of the contract work with their own forces; and

WHEREAS, the bid submitted by Just Construction, Inc., listed subcontractors performing more than fifty percent (50%) of the work and was therefore deemed non-responsive to the specifications; and

WHEREAS, ATP General Engineering Contractors, LLC ("ATP") submitted a timely written protest dated September 26, 2016, stating that the bid submitted by PAL General Engineering, Inc. ("PAL") contained irregularities and alterations; and

WHEREAS, after reviewing the bid documents, City staff determined that the minor irregularities did not materially affect the bid and did not provide a bidder with an advantage; and

WHEREAS, ATP also cited that PAL submitted an incomplete Designation of Subcontractors page by failing to list the sub-contractor's address on the form, which was also deemed a minor irregularity as Purchasing staff can verify the location with the Contractor's State License Board and the Department of Industrial Relations numbers provided in the bid submittal; and

WHEREAS, Purchasing, in concurrence with the Assistant City Manager, recommends award of the bid to the lowest responsive, responsible bidder; and

WHEREAS, the City Council believes it to be in the best interests of the City to award the contract to the lowest responsive, responsible bidder.

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

1. The above recitals are true and correct and are the findings of the City Council.

2. Based on the findings set forth above, the bid protests of ATP General Contractors Engineering Contractors, LLC, lack support and are hereby denied.

3. The City Council does hereby reject all other bids and proposals except that herein mentioned, and awards the bid for the Overlay Thoroughfares 2017 project to:

PAL General Engineering, Inc.

in the amount of \$1,395,896.64.

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

10/25/16 (Item 1.6)

Bid 008-17 – Overlay Thoroughfares 2017 (PAL General Eng) awd 102016

City Clerk Date Stamp

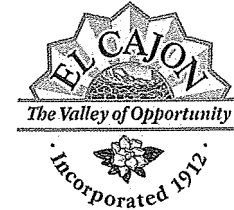
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City of El Cajon Agenda Report

MEETING: Oct. 25, 2016

ITEM NO: 1.7



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

FROM: Nahid Razi, Purchasing Agent

SUBJECT: Award of Bid No. 012-17, EMS Supplies

RECOMMENDATION: That the City Council:

- 1) Finds the protest submitted by Bound Tree Medical, LLC, to be timely, but without merit; and
- 2) Adopts the next resolution in order and awards the bid to the lowest responsive, responsible bidder, Life Assist, Inc. in the amount of \$19,842.04.

BACKGROUND: On June 28, 2016, the City Council approved the purchase of emergency medical service (EMS) supplies for the Fire Department and Police Department. Thirteen prospective bidders obtained bid packages, and four responses were received and opened at 2:00 p.m. on September 30, 2016. The bid includes four one-year renewal options.

Bid specifications stipulated that a bidder must be able to provide at least 90% of the items in the bid to be considered for an award. All bidders were responsive and the bids ranged from 94% to 100% of the items.

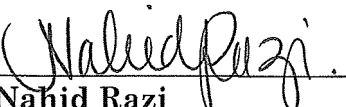
Bound Tree Medical, LLC ("BTM") submitted a written protest dated October 13, 2016. The protest was received within the time frame provided and is deemed to be timely. BTM's protest stated Life Assist, Inc.'s ("LA") bid contained pricing that did not meet the bid specifications. Staff confirmed pricing of the items listed on the protest and LA verified the pricing of the supplies as specified. After review of this item, City Staff finds BTM's protest timely, but without merit.

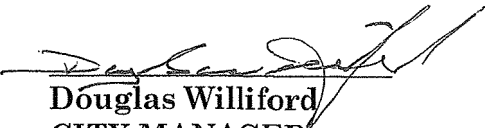
Purchasing recommends award of the bid to the lowest responsive bidder, Life Assist, Inc. The summary of bids is attached and complete proposals are on file in Purchasing.

FISCAL IMPACT: The estimated value of the annual contract is \$19,842.04 and 5-year costs are estimated to be \$105,500.00; the actual amount will vary depending on EMS needs. Sufficient funding is allocated in the adopted annual budget each fiscal year in Activity #250000 (Fire EMS) and Activity #130160 (Police Patrol).

PREPARED BY:

APPROVED BY:


Nahid Razi
PURCHASING AGENT


Douglas Williford
CITY MANAGER

BID SUMMARY – BID NO. 012-17

BIDDER

TOTAL BID

| | |
|---|--------------|
| Life Assist, Inc. (Rancho Cordova, CA) | \$19,842.04* |
| Henry Schein, Inc. (Irmo, SC) | \$20,363.43 |
| Bound Tree Medical, LLC (Dublin, OH) | \$21,199.82 |
| Midwest Medical Supply (Earth City, MO) | \$22,128.05 |

* RECOMMENDED AWARD

RESOLUTION NO. -16

RESOLUTION AWARDING BID FOR
EMS SUPPLIES
(Bid No. 012-17)

WHEREAS, on June 28, 2016, the City Council approved the purchase of emergency medical service ("EMS") supplies for the Fire Department and Police Department; and

WHEREAS, thirteen (13) prospective bidders obtained bid packages, and four (4) responses were received and publicly opened at 2:00 p.m. on September 30, 2016; and

WHEREAS, all bidders were responsive to the bid specifications which stipulated that a bidder must be able to provide at least 90% of the items in the bid to be considered for an award, and the bids ranged from 94% to 100% of the items; and

WHEREAS, Bound Tree Medical, LLC ("BTM") submitted a timely written protest dated October 13, 2016, stating that Life Assist, Inc.'s ("LA") bid contained pricing that did not meet the bid specifications; and

WHEREAS, City staff confirmed pricing of the items listed on the protest and LA verified the pricing of the supplies as specified, and after review of this item, City staff finds BTM's protest to be timely, but without merit; and

WHEREAS, Purchasing, in concurrence with the Assistant City Manager, recommends award of the bid to the lowest responsive, responsible bidder; and

WHEREAS, the City Council believes it to be in the best interests of the City to award the contract to the lowest responsive, responsible bidder.

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

1. The City Council hereby finds the foregoing recitals to be true and correct, and are the findings of the City Council.

2. The City Council hereby further finds the protest submitted by Bound Tree Medical, LLC to be timely but without merit based on the evidence contained in the record of this proceeding, and for the reasons set forth in the recitals above.

3. The City Council does hereby reject all other bids and proposals except that hereinbelow mentioned, and awards the purchase of emergency medical service supplies to:

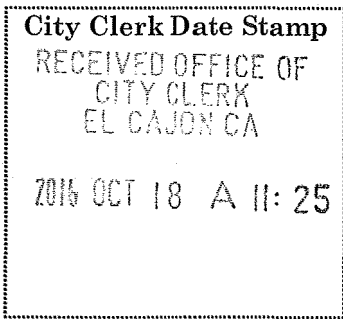
Life Assist, Inc.

in the estimated amount of \$19,842.04 for the first year, with the option to renew for four (4) additional one-year periods.

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

10/12516 (Item 1.7)

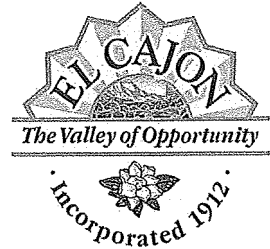
Bid 011-17 – EMS Supplies (Life Assist Inc) awd 102016



City of El Cajon Agenda Report

MEETING: 10/25/16

ITEM NO: 1.8



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

FROM: Sara Ramirez, Director of Recreation

SUBJECT: Event in the Right of Way – Mother Goose Parade

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

BACKGROUND: On July 26, 2016, the City Council agreed to Sponsor and support the 70th Annual Mother Goose Parade with in-kind city services and \$20,000 in funds. This year’s Mother Goose Parade is scheduled for Sunday, November 20, 2016, with a start time of 1:00 p.m. A Sunday parade will allow for greater participation from the community. This year’s theme is “Home Grown” and there will be over 90 parade entries, including floats, marching bands, equestrians, special guests and Santa Claus.

The parade will begin on West Main Street at El Cajon Boulevard, travel east and conclude at 1st Street. Upon arriving at 1st Street, parade participants will turn left onto 1st Street to receive dismissal assignments to either Wells Park parking lot for equestrians or El Cajon High School for the floats, special units and marching bands.

Approval for phased street closures are requested as follows:

Sunday, November 20, 2016

- | | |
|------------------------|--|
| 10:00 a.m. – 5:00 p.m. | Main Street: Johnson Avenue to El Cajon Boulevard |
| 10:00 a.m. – 5:00 p.m. | El Cajon Boulevard: Main Street to Johnson Avenue |
| 10:00 a.m. – 5:00 p.m. | Johnson Avenue: El Cajon Boulevard to Main Street |
| 10:00 a.m. – 5:00 p.m. | Douglas Avenue: El Cajon Boulevard to Claydelle Avenue |
| 12:00 p.m. – 5:00 p.m. | Magnolia Avenue: Douglas Avenue to Civic Center Drive |
| 12:00 p.m. – 5:00 p.m. | Main Street: Chambers Street to 1 st Street |
| 12:00 p.m. – 5:00 p.m. | 1 st Street: Main Street to Madison Avenue |
| 1:00 p.m. – 5:00 p.m. | Madison Avenue: 1 st Street to El Cajon Valley HS |
| 1:00 p.m. – 5:00 p.m. | Madison Avenue: 1 st Street to Wells Park |
| 1:00 p.m. – 5:00 p.m. | Wells Park parking lot |

.....

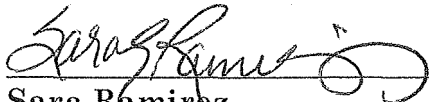
In accordance with El Cajon Municipal Code, Chapter 12.24, staff recommends that the City Council approve the use of the public right-of-way for the parade as it provides the venue for community participation and creates community awareness of the City, which is in the public interest. The parade is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

The Special Event Committee will notify the Downtown El Cajon Business Partners of the additional conditions to be met two weeks prior to the event. Requirements will include approved Certificates of Insurance and any necessary permits or licenses.

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

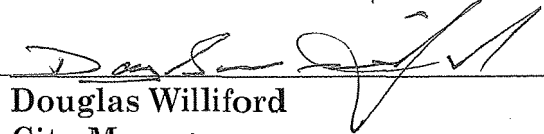
FISCAL IMPACT: Funding for Mother Goose Parade in the amount of \$20,000 was approved by City Council on July 26, 2016. Funds are designated in the Council Contingency Budget (Activity #104000) for Fiscal Year 2016-2017. Indirect staff costs for the parade will be absorbed within the respective department budgets.

PREPARED BY:



Sara Ramirez
Director of Recreation

APPROVED BY:



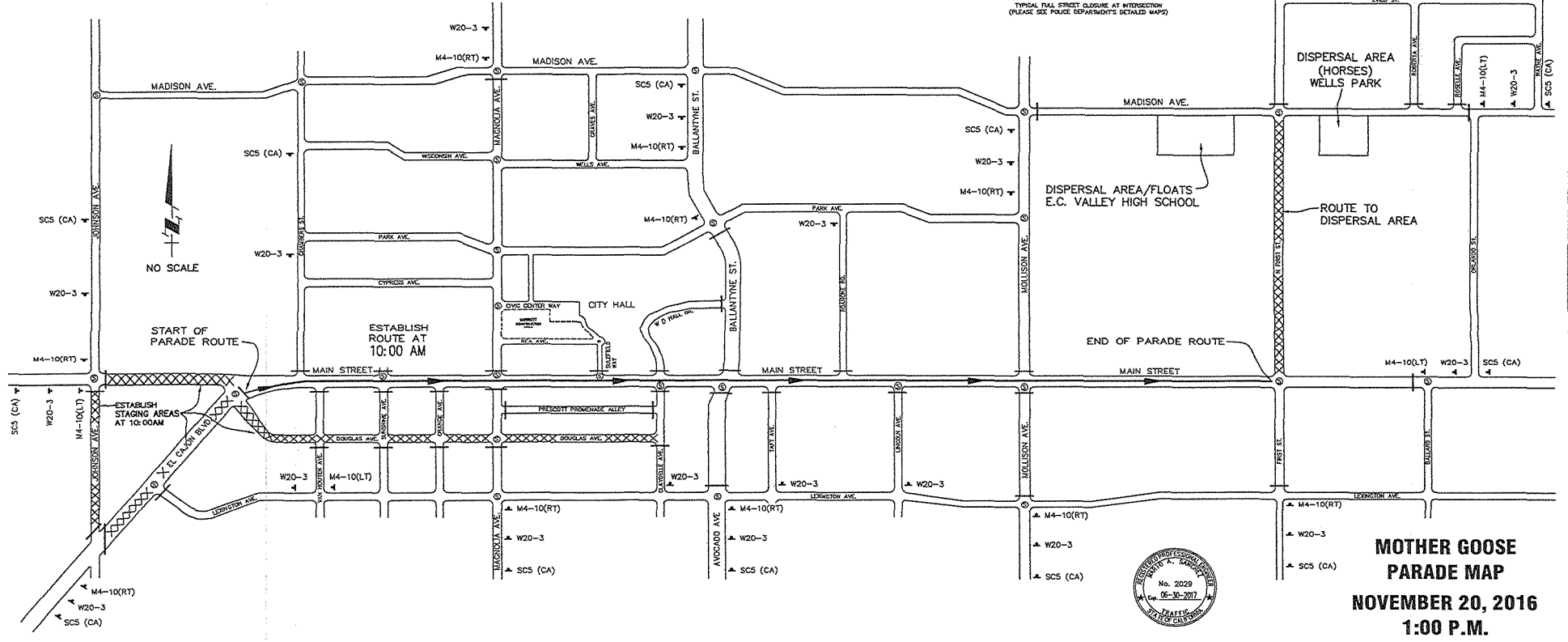
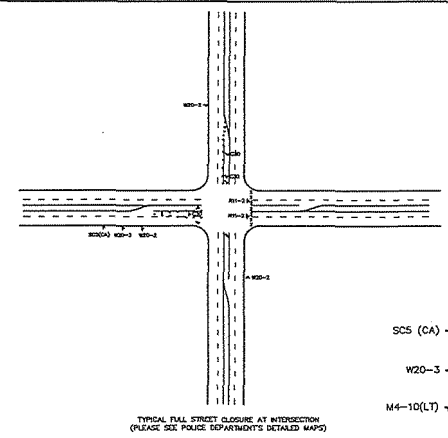
Douglas Williford
City Manager

GENERAL NOTES

- ① INSTALL "NO PARKING - SPECIAL EVENT" SIGNS 48 HOURS PRIOR TO EVENT IN AREAS AS NEEDED ALONG MAIN STREET.
- ② SETUP TRAFFIC CONTROL AND STREET CLOSURES BY 10:00AM ON THE DAY OF THE EVENT.
- ③ PROVIDE 20' FIRE LANE ON ALL CLOSED STREETS PER CITY OF EL CAJON FIRE MARSHALL.
- ④ POLICE DEPARTMENT TO POST ATTENDANT AT STREET CLOSURES TO ALLOW FOR EMERGENCY VEHICLE ACCESS.
- ⑤ POLICE DEPARTMENT WILL PLACE THE FOLLOWING SIGNALS ON "RED FLASH" AS NEEDED:
 - (1) MAIN ST./SULZFIELD DR.
 - (2) MAGNOLIA AVE./CIVIC CENTER DR.
 - (3) MAIN ST./SUNSHINE AVE.
 - (4) MAIN ST./EL CAJON BLVD-DOUGLAS AVE.
 - (5) MAIN ST./JOHNSON AVE.
 - (6) MAGNOLIA AVE./DOUGLAS AVE.
 - (7) MAIN ST./CLAYVILLE AVE.
 - (8) MAGNOLIA AVE./MAIN ST.

LEGEND

- ⊙ - TRAFFIC SIGNAL CONTROLLED INTERSECTION
- R11-2 - ROAD CLOSED
- SCS(CA) - SPECIAL LIGHT AHEAD
- W20-2 - DETOUR AHEAD
- W20-3 - ROAD CLOSED AHEAD
- M4-10 - DETOUR
- ROAD CLOSURE



City Clerk Date Stamp

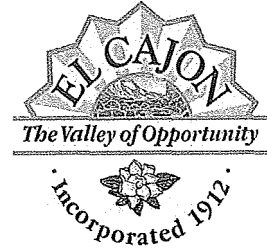
RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA

2016 OCT 18 A 11:25

City of El Cajon Agenda Report

MEETING: 10/25/16

ITEM NO: 1.9



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

FROM: Sara Ramirez, Director of Recreation

SUBJECT: Event in the Right of Way – Holiday Lights on Main

RECOMMENDATION: That the City Council review and approve the submitted road closures and traffic control plan for the Holiday Lights on Main.

BACKGROUND: Downtown El Cajon Business Partners (PBID), in celebration of the Holiday Season and working in conjunction with the Mother Goose Parade Association, is presenting a holiday themed event in the downtown area. The intent of the event is to provide economic enhancement to the Downtown District. Holiday Lights on Main will be held on November 20th, 2016, from 11:00 a.m. to 7:00 p.m.

Holiday Lights on Main will include the lighting of a 24-foot tree on private property at the corner of Main Street and Magnolia Avenue. Holiday string lighting will also be illuminated on Main Street, between Magnolia Avenue and Claydelle Avenue, and throughout the Prescott Promenade. Activities will be held in the Prescott Promenade and parking lot, to include: 2 bands with amplified music, inflatables, food booths, retail vendors, informational booths, an ice skating rink and carnival rides. Game booths and an inflatable will be located on Sulzfeld between Main Street and Arts Alley. The event will be free and open to the public and will take place before, during and after the Mother Goose Parade. Four parade floats will be displayed on Main Street at the completion of the Mother Goose Parade.

Approval for phased street closures are requested as follows:

Saturday, November 19, 2016

5:00 p.m. – 12:00 midnight Prescott Promenade

Sunday, November 20, 2016

12:00 a.m. – 10:00 p.m. Prescott Promenade
5:00 a.m. – 10:00 p.m. Alley at Prescott Promenade
5:00 a.m. – 10:00 p.m. Prescott Promenade Parking Lot
5:00 a.m. – 10:00 p.m. Sulzfeld Way and Alley South of Rea
11:00 a.m. – 10:00 p.m. Main Street: Magnolia Avenue to Claydelle Street

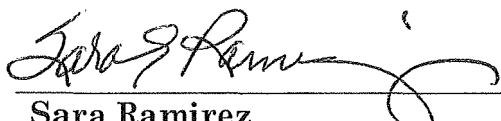
In accordance with El Cajon Municipal Code Chapter 12.24, the event is not for the sole purpose of advertising products, goods or for private profit. Instead the event will provide a central venue to promote community involvement, City awareness and public camaraderie.

The Special Event Committee will notify the PBID of the additional conditions to be met two weeks prior to the event. Requirements will include approved Certificates of Insurance and any necessary permits or licenses.

FISCAL IMPACT: Applicable fees to be paid by the applicant.

PREPARED BY:

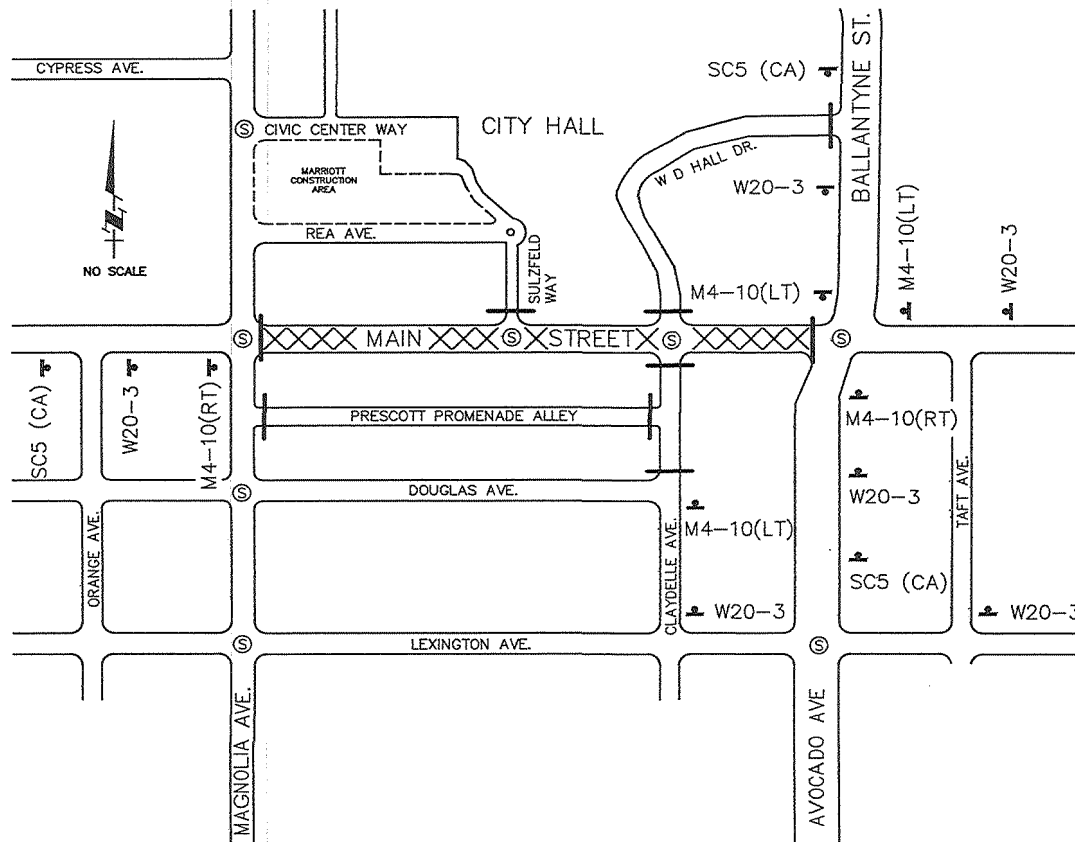
APPROVED BY:



Sara Ramirez
DIRECTOR RECREATION



Douglas Williford
CITY MANAGER



**HOLIDAY LIGHTS ON MAIN STREET
ROAD CLOSURE MAP
NOVEMBER 20, 2016**



LEGEND

- Ⓢ - TRAFFIC SIGNAL CONTROLLED INTERSECTION
- R11-2 - ROAD CLOSED
- SC5(CA) - SPECIAL EVENT AHEAD
- W20-2 - DETOUR AHEAD
- W20-3 - ROAD CLOSED AHEAD
- M4-10 - DETOUR
- ROAD CLOSURE

GENERAL NOTES

- ① INSTALL "NO PARKING - SPECIAL EVENT" SIGNS 48 HOURS PRIOR TO EVENT IN AREAS AS NEEDED ALONG MAIN STREET.
- ② SETUP TRAFFIC CONTROL AND STREET CLOSURES BY 10:00AM ON THE DAY OF THE EVENT.
- ③ PROVIDE 20' FIRE LANE ON ALL CLOSED STREETS PER CITY OF EL CAJON FIRE MARSHALL.
- ④ POLICE DEPARTMENT TO POST ATTENDANT AT STREET CLOSURES TO ALLOW FOR EMERGENCY VEHICLE ACCESS.
- ⑤ REOPEN STREETS AT 8:00PM AFTER THE EVENT.

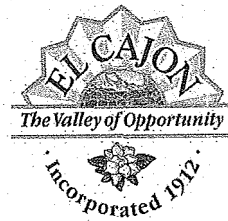
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CITY CLERK
EL CAJON CA

2016 OCT 18 P 5:22

City of El Cajon Agenda Report

MEETING: 10/25/2016

ITEM NO: 1.10



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

FROM: Chief of Police Jeff Davis

SUBJECT: 2016-2017 Selective Traffic Enforcement Program (STEP) Grant

RECOMMENDATION: That the City Council takes the following actions:

1. Authorizes the City Manager or designee to accept the California Office of Traffic Safety STEP Grant in the total amount of \$170,000 and to execute any grant documents and agreements necessary for the receipt and use of these funds.
2. Appropriates California Office of Traffic Safety STEP Grant funds in the amount of \$150,431.00 for overtime, \$5,070.00 for training, \$14,499.00 for supplies, services and equipment, for a total of \$170,000.00.
3. Appropriates funds in the amount of \$9,931.76, for a Radar System and associated supplies/minor equipment.

BACKGROUND: The California Office of Traffic Safety Selective Traffic Enforcement Program (STEP) provides funding to local law enforcement agencies in the administration of special details aimed at improving traffic safety. The 2016-2017 STEP Grant will provide reimbursement to the El Cajon Police Department in the amount of \$170,000.00 for overtime hours, training, translation services, DUI checkpoint supplies, portable light towers, and printing/duplication expenses to conduct the following details: DUI saturation patrols, bike/pedestrian safety operations, traffic enforcement operations, motorcycle operations, and distracted driving operations. Additionally, the grant will fund staff attendance at conferences and training events supporting goals and objectives for traffic safety.

FISCAL IMPACT: The City of El Cajon is eligible to receive funding from the 2016-2017 California Office of Traffic Safety STEP Grant. The grant funds will be budgeted in Activity 225900 – Police Miscellaneous Grants.

PREPARED BY:

Jeff Davis
CHIEF OF POLICE

APPROVED BY:

Douglas Williford
CITY MANAGER

City Clerk Date Stamp

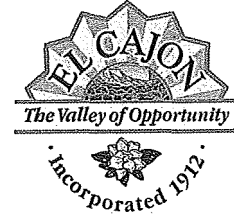
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CITY CLERK
EL CAJON CA

2016 OCT 19 A 10:42

MEETING: Oct. 25, 2016

ITEM NO: 1.11

City of El Cajon Agenda Report



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

FROM: Dennis Davies, Deputy Director of Public Works

SUBJECT: Summary Vacation of Sewer Easements Granted By Star-West Parkway Mall, LP for the Johnson Avenue Sewer Relief Project-Phase II.

RECOMMENDATION: That the City Council adopts the next RESOLUTION in order to approve the Summary Vacation of Sewer Easements Granted by Star-West Parkway Mall, LP for the Johnson Avenue Relief Project-Phase II recorded on June 11, 2014, as Document Number 2014-0241341.

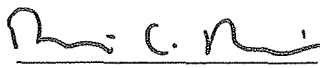
BACKGROUND: In June 2014, Star-West granted sewer easements to the City of El Cajon for construction of the Johnson Avenue Sewer Relief Project. The project was bid in October 2014 and bids were subsequently rejected for budgetary reasons. The project was then divided into two phases with Phase I completed in March 2016. The City chose to utilize its newly created Alternative Procurement process to solicit and hire a contractor/construction consultant, SC Valley Engineering (SCVE), to collaborate with City staff and the City's design consultant, Atkins North America, to revise the original design in search of cost savings. Changes in the pipeline alignment were implemented at the recommendation of SCVE and Atkins. Subsequently new easements were acquired, and it is necessary to vacate the original easement grants given by Star-West in 2014. Because the original easements were never utilized, they can be summarily vacated by City Council Resolution.

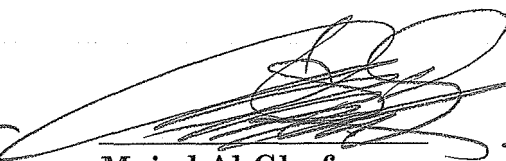
FISCAL IMPACT: None. New easements were granted to replace easements vacated by this action.


PREPARED BY:

REVIEWED BY:

APPROVED BY:


Dennis C. Davies
DEPUTY DIRECTOR
OF PUBLIC WORKS


Majed Al-Ghafry
ASSISTANT
CITY MANAGER


Douglas Williford
CITY MANAGER

Attachment: Original easement documents

3-3-D (61)

Recording Requested by and
when recorded mail to:

City of El Cajon
Attn: City Clerk
200 Civic Center Way
El Cajon, CA 92020

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON JUN 11, 2014
DOCUMENT NUMBER 2014-0241341
Ernest J. Dronenburg, Jr., COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 11:44 AM

DOCUMENTARY TRANSFER TAX \$
JB

Space above this line for Recorders use only

GRANT DEED – PUBLIC SEWER EASEMENT

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

STAR-WEST PARKWAY MALL, LP, a Delaware limited partnership

hereby GRANT(S) to the City of El Cajon, California, the following described real property in the State of California, County of San Diego, City of El Cajon, an easement for public sewer purposes over, under and across the real property described as follows:

See Exhibit "A" and Exhibit "B" Attached hereto and made a part hereof by this reference.

Dated: May 30, 2014

By: **STAR-WEST PARKWAY MALL, LP, a Delaware limited partnership**
As **GENERAL PARTNER: STAR-WEST PARKWAY MALL GP, LLC**
a Delaware limited liability company

Signed: *[Signature]*

Printed: F. Scott Ball Chief Operating Officer
Name Title

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

On _____, before me, _____, a Notary Public,

personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity up on behalf of which the person(s) acted, executed the instrument.

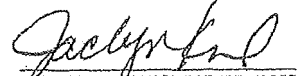
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

On May 30, 2014, before me, Jaclyn Krol, a Notary Public,

personally appeared F. Scott Ball who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

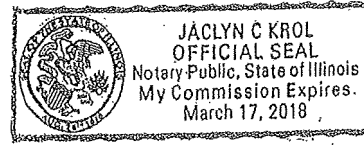
I certify under PENALTY OF PERJURY under the laws of the State of Illinois that the foregoing paragraph is true and correct.
WITNESS my hand and official seal


SIGNATURE OF NOTARY PUBLIC

Documentary Transfer Tax \$-0-
Tax Parcel No: 482-270-47

Site Address: Fletcher Pkwy, El Cajon
Engineering Job No.: 3250
Action:

CERTIFICATE OF ACCEPTANCE



This is to certify that the interest in real property conveyed by the deed or grant dated May 30, 2014 from STAR-WEST PARKWAY MALL, LP, is hereby accepted by the undersigned officer or agent on behalf of the City of El Cajon pursuant to authority conferred by Resolution No. 104-01 of the City of El Cajon adopted on June 26, 2001, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: 6/9/14

By 
Douglas Williford, City Manager

ATTEST:



Belinda Hawley, City Clerk

EXHIBIT "A"

SEWER EASEMENT

APN: 482-270-47

LEGAL DESCRIPTION

THAT PORTION OF PARCEL 8, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP NO. 15805, FILED ON SEPTEMBER 21, 1989 AS FILE NO. 89-510291 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 8;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 8, NORTH 00°22'10" EAST (RECORD NORTH 00°01'30" WEST PER PARCEL MAP NO. 15805), 142.28 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 8 AND THE BEGINNING OF A NON-TANGENT 300.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; A RADIAL BEARING TO SAID NORTHWESTERLY CORNER BEARS NORTH 00°23'47" EAST;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL 8 AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°49'22", AN ARC DISTANCE OF 20.02 FEET;

THENCE LEAVING SAID NORTHERLY LINE, SOUTH 00°22'10" WEST, 139.75 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 8;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE, SOUTH 85°03'08" WEST (RECORD SOUTH 84°40'47" WEST PER PARCEL MAP NO. 15805), 20.09 FEET TO THE POINT OF BEGINNING.

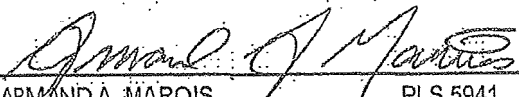
END OF DESCRIPTION

THE BEARINGS USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, PER THE NORTH AMERICAN DATUM OF 1983.

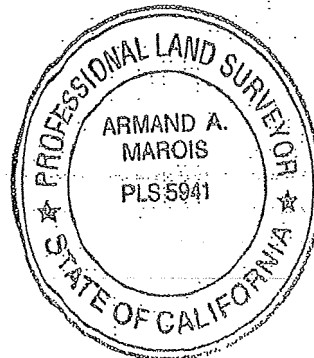
SAID EASEMENT CONTAINS 0.065 ACRES MORE OR LESS.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.


ARMAND A. MAROIS PLS 5941

1/27/2014
DATE



Recording Requested by and
when recorded mail to:

City of El Cajon
Attn: City Clerk
200 Civic Center Way
El Cajon, CA 92020

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON JUN 11, 2014
DOCUMENT NUMBER 2014-0241342
Ernest J. Dronenburg, Jr., COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 11:44 AM

Space above this line for Recorders use only

TEMPORARY CONSTRUCTION AND ACCESS EASEMENT

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

STAR-WEST PARKWAY MALL, LP, a Delaware limited partnership

hereby GRANT(S) to the City of El Cajon, California, the following described real property in the State of California, County of San Diego, City of El Cajon, a Temporary Construction and Access easement over, under and across the real property described as follows:

See Exhibit "A" and Exhibit "B" Attached hereto and made a part hereof by this reference.

The-Grantor grants to the Grantee the right during construction of Grantee's construction project to use the above described Temporary Construction and Access Easement, and for purposes incidental to the construction of the Grantee's construction project. The right to use shall cease and be terminated at such time as the construction is completed and a Notice of Completion is filed and Recorded at the San Diego County Recorders' office by Grantee.

It is also understood that upon said termination date the Grantee shall have no further obligation or liability in connection with said parcel.

Grantor shall not grant or dedicate any easement or easements on, under, or over the area without written consent of Grantee.

Grantee shall have the right to erect, maintain, and use gates in all fences which now cross or which may hereafter cross the area and use a practical route or routes of ingress and egress thereto and therefrom.

The Grantee shall have the right to trim, cut, and/or remove trees, foliage and roots upon and from within the area.

The Grantee has the right to deposit tools, implements, and other equipment thereon when necessary for the purpose of exercising the Grantee's rights hereunder.

Dated: May 30, 2014

By: **STAR-WEST PARKWAY MALL, LP**, a Delaware limited partnership
As GENERAL PARTNER: **STAR-WEST PARKWAY MALL GP, LLC**
a Delaware limited liability company

Signed: _____

Printed: F. Scott Ball
Name

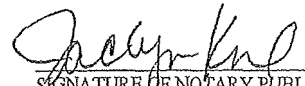
Chief Operating Officer
Title

STATE OF ILLINOIS)
COUNTY OF COOK) ^{SS.}

On May 30, 2014, before me, Jaclyn Krol, a Notary Public,

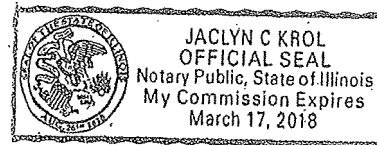
personally appeared F. Scott Ball who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Illinois that the foregoing paragraph is true and correct.
WITNESS my hand and official seal


SIGNATURE OF NOTARY PUBLIC

Documentary Transfer Tax \$-0-
Tax Parcel No: 482-270-47


Site Address: Fletcher Pkwy, El Cajon
Engineering Job No.: 3250
Action:



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the deed or grant dated May 30, 2014 from STAR-WEST PARKWAY MALL, LP, is hereby accepted by the undersigned officer or agent on behalf of the City of El Cajon pursuant to authority conferred by Resolution No. 104-01 of the City of El Cajon adopted on June 26, 2001, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: 6/9/14

By 
Douglas Williford, City Manager

ATTEST:

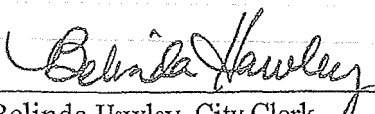

Belinda Hawley, City Clerk

EXHIBIT "A"

TEMPORARY CONSTRUCTION EASEMENT

APN: 482-270-47

LEGAL DESCRIPTION

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THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL 8 AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°49'22", AN ARC DISTANCE OF 20.02 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL 8 AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°50'24", AN ARC DISTANCE OF 20.11 FEET;

THENCE LEAVING SAID NORTHERLY LINE, SOUTH 00°22'10" WEST, 135.86 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 8;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE, SOUTH 85°03'08" WEST (RECORD SOUTH 84°40'47" WEST PER PARCEL MAP NO. 15805), 20.09 FEET;

THENCE NORTH 00°22'10" EAST, 139.75 FEET TO THE TRUE POINT OF BEGINNING;

END OF DESCRIPTION

THE BEARINGS USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, PER THE NORTH AMERICAN DATUM OF 1983.

SAID EASEMENT CONTAINS 0.063 ACRES MORE OR LESS.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.


ARMAND A. MAROIS PLS 5941

1/27/2014
DATE

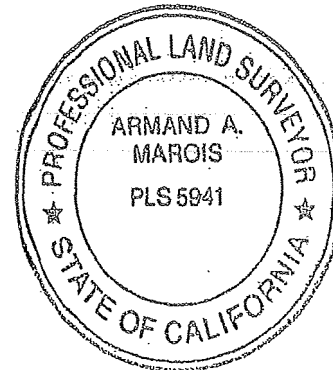
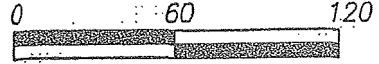
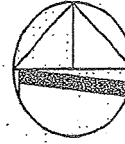


EXHIBIT 'B' TEMPORARY CONSTRUCTION EASEMENT

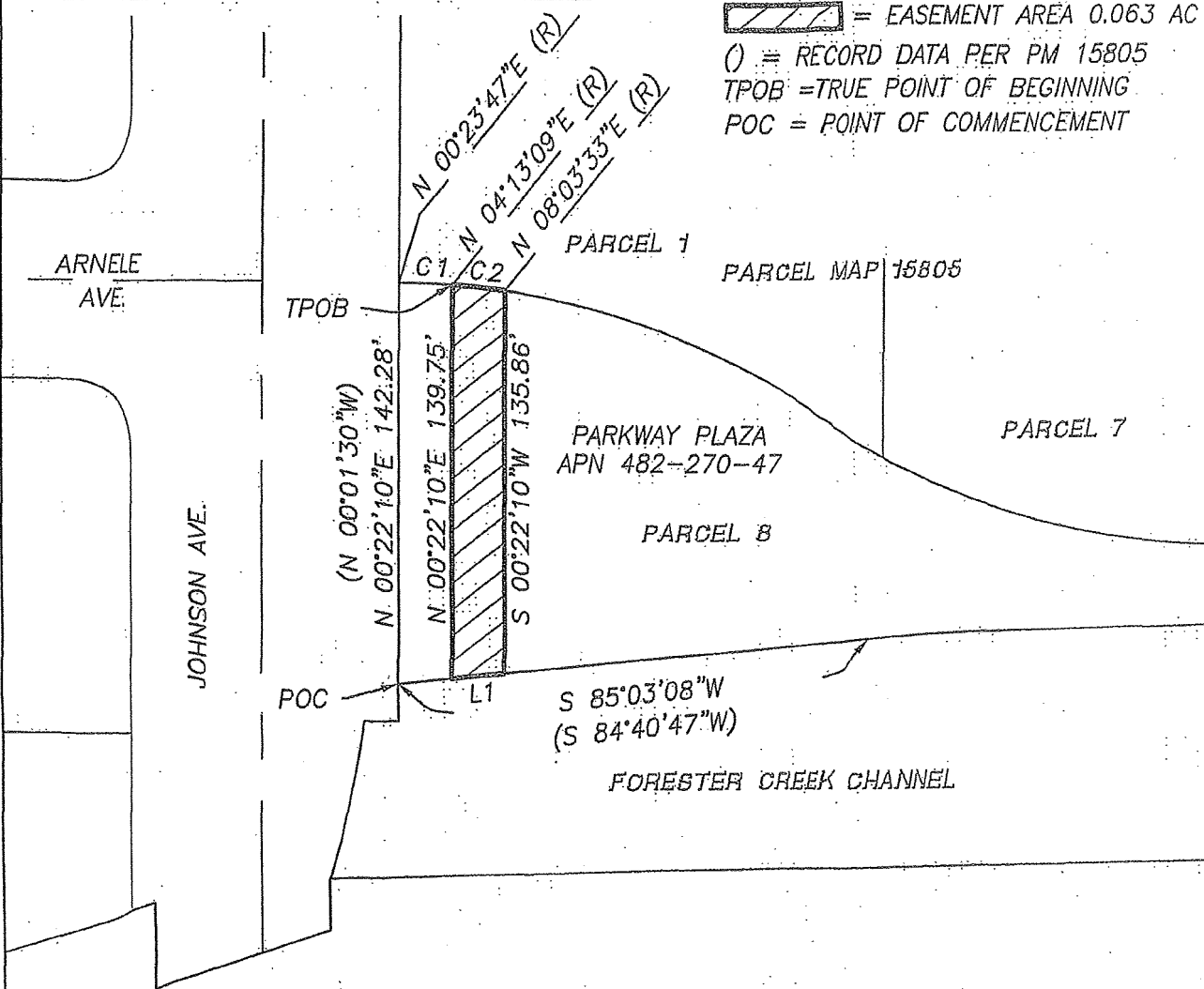


SCALE: 1" = 60'

| COURSE | BEARING | DISTANCE | |
|--------|---------------|----------|--------|
| L1 | S 85°03'08" W | 20.09' | |
| CURVE | DELTA | RADIUS | LENGTH |
| C1 | 3°49'22" | 300.00' | 20.02' |
| C2 | 3°50'24" | 300.00' | 20.11' |

LEGEND

- = EASEMENT AREA 0.063 AC
- () = RECORD DATA PER PM 15805
- TPOB = TRUE POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT



Armand A. Marois
 ARMAND A. MAROIS P.L.S. 5941
 DATE: 1/27/2014



bhA inc.
 land planning, civil engineering, surveying
 5115 Avenida Encinas
 Suite L
 Carlsbad, California 92008-4387
 (760) 931-8700

RESOLUTION ORDERING SUMMARY VACATION
OF SEWER EASEMENTS GRANTED BY
STAR-WEST PARKWAY MALL, LP FOR THE
JOHNSON AVENUE RELIEF PROJECT-PHASE II

WHEREAS, the El Cajon City Council has been requested to vacate existing sewer easements which were previously granted by Star-West Parkway Mall, LP ("Star-West") in June 2014, for the Johnson Avenue Relief Project ("JASRP"), and recorded on June 11, 2014, as Document Number 2014-0241341; and

WHEREAS, when the project was initially bid in October 2014, all bids were rejected for budgetary reasons, and the project was then divided into two phases, with Phase I completed in March of 2016, and Phase II is now in progress; and

WHEREAS, as a result of alterations in the actual construction of Phase I, changes in the pipeline alignment for Phase II were implemented at the recommendation of the City's contractor and consulting engineer, new sewer easements have been acquired and, therefore, the original easements conveyed to the City by Star-West in 2014 are no longer necessary and can be vacated; and

WHEREAS, Section 8333 of the California Streets and Highways Code provides that the City Council may vacate public service easements when those easements have been superseded by relocation and there are no other public facilities located within the easements; and

WHEREAS, said vacation is consistent with the General Plan of the City of El Cajon.

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

1. The City Council of El Cajon does hereby find that said public service (sewer) easements granted by Star-West Parkway Mall, LP in June 2014 are unnecessary for present or future public use. Therefore, the City Council hereby orders the summary vacation of said property pursuant to the provisions of Chapter 4, Section 8333 of the California Public Streets, Highways and Service Easement Vacation Law.

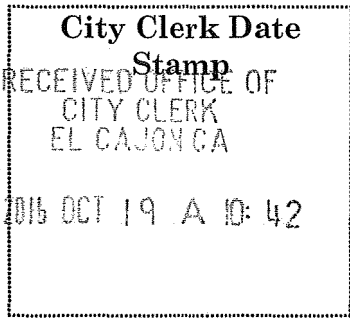
2. Said property is more particularly shown on a plat on file in the office of the City Clerk of the City of El Cajon.

3. The City Council hereby declares that from and after the date this resolution is recorded, the vacated public service (sewer) easements no longer constitute public service easements.

4. The City Clerk is directed to cause a certified copy of this resolution to be recorded in the office of the County Recorder of San Diego County.

Summary Vacation of Sewer Easements – JASRP-II (Star-West Pkwy Mall) 101216

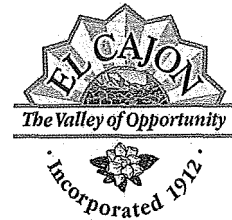
10/25/16 (Item No. 1.11)



City of El Cajon Agenda Report

MEETING: Oct. 25, 2016

ITEM NO: 1.12



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

FROM: Dennis Davies, Deputy Director of Public Works

SUBJECT: Johnson Avenue Sewer Relief Project Phase II, Amendment to Professional Services Contract

RECOMMENDATION: That the City Council:

- 1) **Authorizes** the City Manager to negotiate an amendment to the Johnson Avenue Sewer Relief Project Phase II (JASRP-II) Professional Services Contract with Atkins, North America (Atkins), and increase the compensation by \$45,000 to provide for construction support; and
- 2) **Appropriates** an additional \$17,000 from the Wastewater Fund to pay for the additional construction support services.

BACKGROUND: In February 2010, the City entered into a contract with Atkins (formerly Post, Buckley, Schu, and Jernigan) to prepare preliminary and final construction plans and other related activities for the JASRP. In the years following, the contract was amended on six different occasions to modify the scope of work and fee.

Atkins' remaining tasks are to provide construction support to City staff, such as submittal reviews, design changes as needed, and as-built plans for the last phase of construction. Most recently, Atkins worked with the City's contractor, SC Valley Engineering, Inc. (SC Valley), to make final revisions to the plans and specifications in order to improve the project constructability and to take advantage of significant cost savings. That process concluded with SC Valley delivering a Guaranteed Maximum Price Proposal, which was accepted and approved by the City Council on September 13, 2016. In order to complete the construction support required for Phase II, an additional \$17,000 in funding is needed.

FISCAL IMPACT: The amendment to Atkins contract will increase the current contract by \$45,000. The contract compensation will be for a not to exceed amount of \$1,050,408. Staff is requesting an appropriation of \$17,000 from the Wastewater Fund to supplement the budget for activity 650900-8335/WW3250-2.

PREPARED BY:

REVIEWED BY:

APPROVED BY:

Dennis Davies
DEPUTY DIRECTOR
OF PUBLIC WORKS

Majed Al-Ghafry
ASSISTANT CITY
MANAGER

Douglas Williford
CITY MANAGER

City Clerk Date Stamp

RECEIVED OFFICE OF
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City of El Cajon Agenda Report

MEETING: Oct. 25, 2016

ITEM NO: 1.13



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

FROM: Nahid Razi, Purchasing Agent

SUBJECT: Award of Fleet Fueling Services

RECOMMENDATION: That the City Council adopts the next resolution in order and awards a contract to The SoCo Group, Inc. for Fleet Fueling Services in the estimated annual amount of \$750,000.00 for a period of one (1) year with four (4) one-year renewal options.

BACKGROUND: On June 14, 2016, the City Council approved the purchase of gasoline and diesel fuels for the City fleet and emergency fueling of vehicles and generators. In order to improve field service productivity and cost effectiveness, the City requires the commercial fleet fueling services supplier to be within City limits. The sole provider of a commercial fleet fueling service within City limits is The SoCo Group, Inc., located within one (1) mile from the Public Works Yard.

The Deputy Director of Public Works submitted the attached memorandum dated June 16, 2016 with justification for this procurement. The sole source request has been reviewed by the Purchasing Division and determined to be in the best interest of the City.

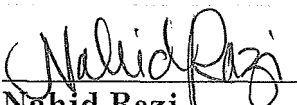
As a result, this procurement is recommended as an exception to the City's competitive bidding requirement, pursuant to Municipal Code 3.20.010.C.5. Purchasing, in concurrence with the Assistant City Manager, recommends this award be made to The SoCo Group, Inc., in accordance with the terms of RFP No. Fleet Fueling Services.

FISCAL IMPACT: The estimated value of the annual contract is \$750,000.00 and 5-year costs are estimated to be \$3,750,000.00. Funds are available for this purchase in Activity/Account #601000-8130 (Fleet Maintenance – Fuels and Lubrications). Sufficient funds shall be allocated in the adopted annual budget each fiscal year.


PREPARED BY:

REVIEWED BY:

APPROVED BY:


Nahid Razi
PURCHASING AGENT


Majed Al-Ghafry
ASSISTANT CITY
MANAGER


Douglas Williford
CITY MANAGER

RESOLUTION NO. -16

RESOLUTION AWARDING BID FOR
FLEET FUELING SERVICES
(RFP No. Fleet Fueling Services)

WHEREAS, on June 14, 2016, the City Council approved the purchase of gasoline and diesel fuels for the City of El Cajon (the "City") fleet and emergency fueling of vehicles and generators; and

WHEREAS, in order to improve field service productivity and cost effectiveness, the City requires the commercial fleet fueling services supplier to be within city limits, and the sole provider meeting this criteria is The SoCo Group, Inc., which is located within one (1) mile from the Public Works Yard and two (2) miles from City Hall; and

WHEREAS, the sole source request has been reviewed by the Purchasing Division and determined to be in the best interest of the City; and

WHEREAS, Purchasing, in concurrence with the Director of Public Works, recommends this procurement as an exception to the City's competitive bidding requirement, pursuant to Municipal Code 3.20.010(C)(5), and further recommends award of RFP No. Fleet Fueling Services to the sole provider in accordance with the terms of the request for proposals, for a period of one (1) year with four (4) one-year renewal options, in the estimated annual amount of \$750,000.00; and

WHEREAS, the City Council believes it to be in the best interests of the City to award the contract to the sole provider.

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

1. The City Council hereby finds the foregoing recitals to be true and correct, and are the findings of the City Council.

2. The City Council does hereby award RFP No. Fleet Fueling Services to:

The SoCo Group, Inc.

in an estimated amount not to exceed \$750,000.00 annually.

3. The Purchasing Agent is hereby authorized to issue a purchase order for fueling services.

CITY OF EL CAJON



MEMORANDUM

Date: June 16, 2016
To: Nahid Razi, Purchasing Agent
From: Yazmin Arellano, Deputy Director of Public Works/City Engineer
Subject: Sole Source Justification Fleet Fueling Services

The City of El Cajon has an existing fleet fueling contract with The SoCo Group, Inc. (SoCo) that is set to expire on November 1, 2016. SoCo has successfully serviced the City with fleet fueling services since 2008. The City requires the commercial fleet fueling services supplier to be within City limits to improve field service productivity and cost effectiveness. SoCo commercial fleet fueling facility is located at 145 Vernon Way and is the only commercial fleet fueling site within City Limits. In addition to being the only commercial fleet fueling facility within City limits, SoCo is located less than one (1) mile in distance from the Public Works yard and less than two (2) miles in distance from the City Hall complex.

Attached is a letter from SoCo dated June 14, 2016 certifying that they are the sole operator of a commercial fleet fueling facility within the City of El Cajon.

Please don't hesitate to contact if additional information is required.

Sincerely,

A handwritten signature in black ink, appearing to be 'Yazmin Arellano', written over a horizontal line.

Yazmin Arellano
Deputy Director of Public Works/City Engineer
Attachments

06/16/2016
Date

June 14, 2016

Nahid Razi CGW
Purchasing Agent
City of El Cajon
200 Civic Center Way
El Cajon, CA 92020
[nrrazi@cityofelcajon.us](mailto:nrazi@cityofelcajon.us)

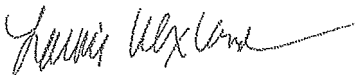
Re: Commercial Fueling Sites located in City of El Cajon

Dear Ms. Razi:

Per your request, please accept this letter signifying SoCo's acknowledgement as the sole operator of a commercial fueling site located within The City of El Cajon. To the best of our knowledge there are no other commercial fueling sites located within the city limits.

Please call or email should you have any questions, or require additional information.

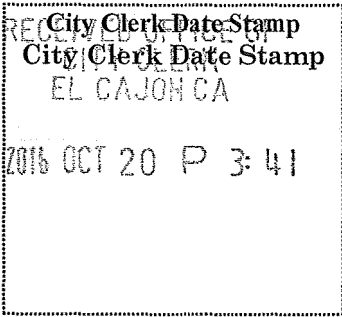
Very truly yours,



Laurie Vexland
Inside Sales & Customer Service Manager
The SoCo Group, Inc.



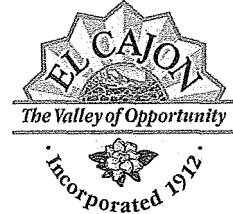
"Superior Service is Our Ultimate Product"



City of El Cajon Agenda Report

MEETING: Oct. 25, 2016

ITEM NO: 1.14



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

FROM: Douglas Williford, City Manager

SUBJECT: Resolution Ensuring Continuation of Salary and Benefits for Military Reservists Called to Active Duty and for Military Reservists Called to Inactive Duty under Certain Conditions

RECOMMENDATION: That the City Council adopts the next Resolution in order, extending the payment of some or all of the salary and benefits for regular (benefitted), full-time employees who are members of the military reserves and are called to active or to inactive duty under certain conditions. Unless otherwise required by law, the City would pay only the difference between the employee's City and military salaries.

BACKGROUND: For many years, the City Council has authorized the continuation of (1) the payment of the difference between an employee's City salary and military salary, if any, (2) the accrual of cafeteria benefits, and (3) the accumulation of City vacation and sick leave benefits for regular (benefitted) full-time employees while on active duty on scheduled City work days. No such authorization has been afforded to similar employees on *inactive* duty.

This resolution will extend these benefits to employees on inactive duty for up to 34 scheduled City work days each fiscal year. This will typically cover the full obligations of reservists on inactive duty who are generally required to report for duty two days per month (a total of 24 days per year) and two weeks (total of 10 days per year). The salary will be paid only on the days on which the employee is scheduled to work for the City.

FISCAL IMPACT: Based on the current number of reserves (8) and the average duration and compensation, we estimate that the City's cost should be less than \$65,000 in salary and cafeteria benefits each year, plus the value of vacation and sick leave accruals. This amount may increase or decrease based on the number of employees utilizing this benefit, their City and military compensation, and the number of days on active or inactive duty.

PREPARED BY:

Jim Lynch
DIRECTOR OF
ADMINISTRATIVE SERVICES

APPROVED BY:

Douglas Williford
CITY MANAGER

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL CAJON ENSURING
CONTINUATION OF SALARY AND BENEFITS FOR
MILITARY RESERVISTS CALLED TO ACTIVE DUTY
AND FOR MILITARY RESERVISTS CALLED TO
INACTIVE DUTY UNDER CERTAIN CONDITIONS

WHEREAS, the City of El Cajon is a public agency located in the County of San Diego, State of California, and

WHEREAS, the City of El Cajon recognizes the sacrifices made by members of the United States military and the United States military reserve; and

WHEREAS, it is the City of El Cajon's desire to ensure that employees who are members of the military reserve on temporary military leave, during both active and inactive duty, continue to receive some or all compensation and full benefits and leave accruals from the City while on active and inactive duty under certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of El Cajon as follows:

1. In accordance with California Military and Veterans Code ("Mil. & Vet.") sections 395 – 395.10, all full-time benefitted employees who have met the employment requirements of those sections and who are ordered to *active* military duty shall continue to receive their full pay, benefits and leave accruals for the first thirty (30) calendar days in a fiscal year of active duty each fiscal year, up to the maximum number of days prescribed by law, if any.
2. In addition to the compensation and benefits paid as described in Section 1, above, all full-time benefitted employees who have met the employment requirements of Mil. & Vet. sections 395 – 395.10 and who are ordered to *active* military duty shall continue to receive the difference between their City salary and their military salary, if any, and their full benefits and leave accruals after the first thirty (30) calendar days in a fiscal year of active duty, up to the maximum number of days prescribed by law, if any.
3. All full-time benefitted employees who have met the employment requirements of Mil. & Vet. sections 395 – 395.10 and who are ordered to *inactive* military duty (as described in Mil. & Vet. section 395) shall continue to receive the difference between their City salary and their military salary, if any, and their full benefits and leave accruals up to a maximum of 34 scheduled City work days of inactive duty each fiscal year.
4. This resolution supersedes all previous City Council resolutions and actions related to active and inactive military pay and compensation in conflict

herewith, but may be modified by changes in federal and state laws and regulations.

10/25/16 (Item No. 1.14)

Military Reservists Compensation 102016

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City of El Cajon Agenda Report

MEETING: 10-25-16
 ITEM NO: 3.1



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

FROM: Anthony Shute, Deputy Director of Community Development

SUBJECT: 673 SOUTH ANZA REZONING – ZONE RECLASSIFICATION NO. 2323

RECOMMENDATION: That the City Council

1. Opens the public hearing and receives testimony;
2. Closes the public hearing;
3. Moves to INTRODUCE the next ORDINANCE in order APPROVING Zone Reclassification No. 2323.

PROJECT DESCRIPTION

The project consists of a request to rezone the subject site from the C-G (General Commercial) to the RM-2200 (Residential, Multi-Family, 2,200 square feet) zone. El Cajon Municipal Code section 17.20.020(A) permits the property owner to initiate this rezoning request which would align the site's zoning with the City's General Plan. State law requires zoning to be consistent with the General Plan. There is no companion item with this request.

BACKGROUND

It should be noted that this item was originally scheduled for a public hearing on October 11, 2016, but was continued to October 25, 2016.

| | |
|------------------------------------|---------------------------------|
| General Plan: | Medium Density Residential (MR) |
| Specific Plan: | None |
| Zone: | General Commercial (C-G) |
| Other City Plan(s): | None |
| Regional and State Plan(s): | None |
| Notable State Law(s): | None |

Project Site & Constraints

The subject property is on the east side of South Anza Street between Redwood and East Washington Avenues. The site area is 6,525 square feet, generally flat, and is currently

vacant. There is an existing driveway off South Anza and curbside parking is available along the street.

Surrounding Context

Properties surrounding the project site are developed and zoned as follows:

| Direction | Zones | Land Uses |
|-----------|------------------------|--|
| North | RM-2200 and RM-2200-MH | Apartments and mobile home park |
| South | C-G | Dentist office |
| East | C-G and RM-2200 | Hair salon and apartments |
| West | PRD-Low-Medium | Vacant site entitled for 42-unit residential development |

General Plan

The current land use designation of the subject property is Medium Density Residential (MR) according to the General Plan Land Use Map. The MR designation is intended to accommodate residential development in the density range of 18 to 20 dwelling units per acre.

The attached General Plan Zoning Consistency Chart lists the individual zone districts which are compatible within the various land use designations of the General Plan. According to the chart, the proposed RM-2200 zone is compatible with the MR General Plan designation therefore rezoning the property to the RM-2200 zone would bring the property’s zoning into conformance with the General Plan.

Municipal Code

The Zoning Code provides the minimum lot requirements for properties within residential zone categories. The proposed RM-2200 zone is intended for residential development in the medium density range which is between 18 to 20 units per acre and requires a minimum lot area of 7,000 square feet, a minimum lot width of 70 feet, and a minimum lot depth of 90 feet. The subject site is 72.5 feet in width and 90 feet in depth.

DISCUSSION

Zone Change

The proposal to change the zoning designation of the subject property from C-G to RM-2200 is consistent with the goals and policies of the General Plan, which call for a broad range of housing types, and the fulfillment of regional housing needs. Furthermore, the proposed zone is consistent with the General Plan land use designation and brings the property’s zone into conformance with the General Plan. Moreover, the dimensions of the subject property exceed the minimum lot requirements of the proposed RM-2200 zone.

Development Standards

If and when the subject site is developed, the property would be subject to the following development standards of the RM-2200 zone:

| Development Standard | RM-2200 Zone |
|----------------------|---|
| Density | 1 unit/2,200 square feet of total lot area Max 3 units |

| | |
|-----------------|---|
| Setbacks | 10 feet (min) – front 6 feet (min) – interior 12 feet (min) – rear |
| Building Height | 35 feet (max) |
| Lot Coverage | 55% (including parking areas and driveway aisles) |
| Parking | 2 parking spaces per studio or 1 bedroom unit or 2.25 parking spaces per unit with 2 or more bedrooms |

Any subsequent residential development proposal would be subject to satisfying the RM-2200 development standards and architectural requirements. An applicant would have the ability to propose a common interest development or for rent project. In either scenario, the site yield is approximately three units. However, the applicant has indicated that two units is more likely.

PLANNING COMMISSION DECISION

On September 20, 2016, the Planning Commission voted 4-1 and adopted Resolution No. 10861 recommending City Council approval of the proposed project. Staff noted that actions such as this to rezone properties to be consistent with the General Plan are consistent with state law which requires zoning to be aligned with the general plan, and with the City's efforts to meet regional housing needs by creating options for new housing. There was no public opposition voiced at the Planning Commission hearing.

FINDINGS

Zone Reclassification

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

The proposed RM-2200 zone is consistent with the General Plan Land Use designation of Medium Density Residential as indicated in the General Plan Zoning Consistency Chart. Furthermore, the proposed RM-2200 zone provides an opportunity to add units to the City's housing stock and provide housing options.

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

The subject property is not governed by any specific plan and, therefore, no inconsistency exists. The proposed RM-2200 zone is consistent with the Medium Density Residential General Plan Designation that applies to the site. The site will be subject to the underlying zone requirements and architectural standards.

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

The RM-2200 zone makes the subject property consistent with the Medium Density Residential General Plan designation for the site. The rezone of the site creates more housing opportunities.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

This request is exempt from CEQA under the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment [Guidelines Section 15061(b)(3)]. The CEQA Guidelines define a "significant effect on the environment" as "a substantial adverse change in the physical conditions which exist in the area affected by the proposed project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance." The requested zone change is consistent with the El Cajon General Plan and it will not directly result in any physical changes or any expansion of use of the site at this time.

PUBLIC NOTICE & INPUT

Notice of this public hearing was published in the East County Gazette and mailed on September 29, 2016, 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. On October 6, 2016, another notice was mailed and published indicating the item had been continued. Additionally, as a public service, the notices were posted in the kiosk at City Hall and on the City's website. The notices were also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

FISCAL IMPACT: None.


PREPARED BY:

REVIEWED BY:

APPROVED BY:



**Anthony Shute
DEPUTY DIRECTOR
OF COMMUNITY
DEVELOPMENT**



**Majed Al-Ghafry
ASSISTANT
CITY MANAGER**



**Douglas Williford
CITY MANAGER**

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Ordinance APPROVING Zone Reclassification No. 2323
3. Planning Commission Resolution No. 10861 without attachments
4. Planning Commission draft minutes dated 09-20-16
5. Aerial Photograph of Subject Site
6. General Plan Zoning Consistency Chart
7. Application & Disclosure statement
8. Reduced site plan

All property owners within this line shall receive notification

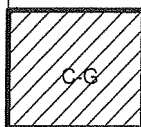
RM-2200

RM-2200-MH

Subject Site

PRD-LOW-MED

S ANZA ST



RM-2200

E WASHINGTON AV

RM-4300

C-N

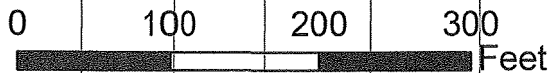
C-G

RS-6

RM-2500

ROCKY HILL RD

N



REVISED NOTICE OF PROPOSED
ZONE RECLASSIFICATION

NOTICE IS HEREBY GIVEN that the El Cajon City Council public hearing previously scheduled for 3:00 p.m., Tuesday, October 11, 2016, has been continued to 3:00 p.m., Tuesday, October 25, 2016, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider: **ZONE RECLASSIFICATION NO. 2323**, as submitted by Khalid Yacoub / BSDC, LLC, requesting a zone reclassification from C-G (General Commercial) to RM-2200 (Multi-family Residential). The subject property is addressed as 673 South Anza Street. 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 meeting at <http://www.cityofelcajon.us/your-government/calendar-meetings-list>. 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 the City Clerk counter 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 hearings described in this notice or in written correspondence delivered to the Commission or Council at, or prior to, the public hearings. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact the City Clerk's office at 619.441.1763. More information about planning and zoning in El Cajon is available at <http://www.cityofelcajon.us/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **LORENA CORDOVA** at 619.441.1539 or via email at lcordova@cityofelcajon.us and reference "Anza" in the subject line.

AN ORDINANCE APPROVING ZONE RECLASSIFICATION NO. 2323
FOR THE REZONING OF PROPERTY LOCATED ON THE EAST SIDE
OF SOUTH ANZA STREET BETWEEN REDWOOD AND EAST
WASHINGTON AVENUES FROM C-G (GENERAL COMMERCIAL)
ZONE TO RM-2200 (RESIDENTIAL, MULTI-FAMILY, 2,200 SQ. FT.)
ZONE; APN: 488-400-02-00; GENERAL PLAN DESIGNATION:
MEDIUM DENSITY RESIDENTIAL (MR)

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on September 20, 2016, to consider Zone Reclassification No. 2323, for a change in the zoning designation of the subject property from the C-G zone to the RM-2200 zone, as submitted by Khalid Yacoub for the property on the east side of South Anza Street between Redwood and East Washington Avenues, and addressed 673 South Anza Avenue; and

WHEREAS, in accordance with CEQA Guidelines Section 15061(b)(2), and prior to making a recommendation to the City Council, the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, the El Cajon Planning Commission adopted Resolution No. 10861 recommending City Council approval of Zone Reclassification No. 2323, for a change in the zoning designation from the C-G to the RM-2200 zone for property located on the east side of South Anza Street between Redwood and East Washington Avenues, and addressed 673 South Anza Avenue; and

WHEREAS, it is proposed that the rezoning of the subject property is exempt from CEQA under section 15061(b)(3)(General Rule) of CEQA Guidelines where it can be seen with certainty the rezoning does not have the potential to cause a significant effect on the environment.

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

- A. The proposed RM-2200 zone is consistent with the General Plan Land Use designation of Medium Density Residential as indicated in the General Plan Zoning Consistency Chart. Furthermore, the proposed RM-2200 zone provides an opportunity to add units to the City's housing stock and provide housing options.
- B. The subject property is not governed by any specific plan and, therefore, no inconsistency exists. The proposed RM-2200 zone is consistent with the Medium Density Residential General Plan Designation that applies to the

site. The site will be subject to the underlying zone requirements and architectural standards.

- C. The RM-2200 zone makes the subject property consistent with the Medium Density Residential General Plan designation for the site. The rezone of the site creates more housing opportunities.

WHEREAS, after considering such evidence and facts the El Cajon City Council did consider Zone Reclassification No. 2323 as presented at its meeting.

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

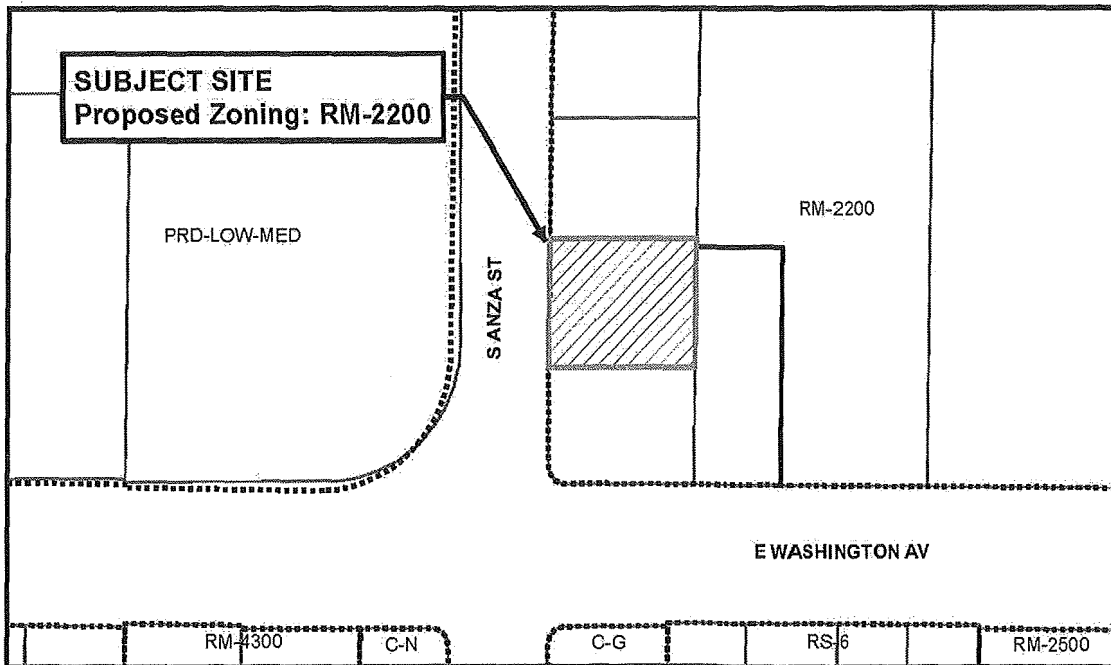
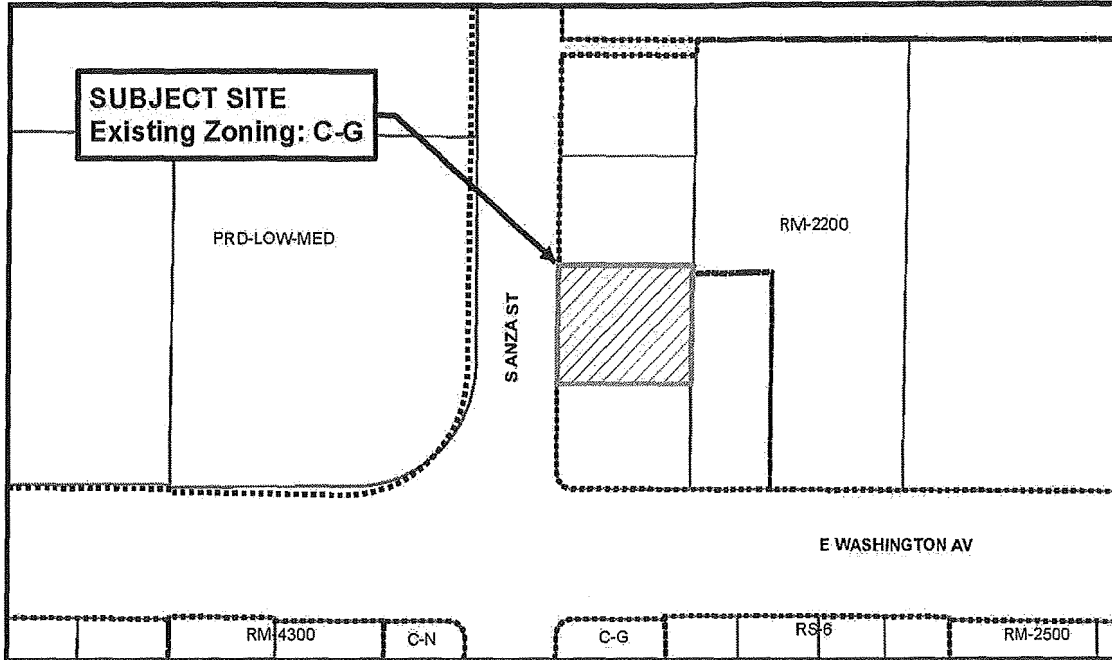
Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon City Council in regard to Zone Reclassification No. 2323.

Section 2. That based upon said findings of fact, the El Cajon City Council hereby APPROVES Zone Reclassification No. 2323 to rezone the subject property from the C-G zone to the RM-2200 zone, located on the east side of South Anza Street between Redwood and East Washington Avenues, and addressed 673 South Anza Avenue, in accordance with attached Exhibit "A."

10/25/16 (Item No. 3.1) – 1st Reading
11/15/16 (Item No. 14.1) – 2nd Reading

ZR 2323 – 673 S Anza 101916

Exhibit "A"
Zone Reclassification No. 2323



PLANNING COMMISSION RESOLUTION NO. 10861

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF ZONE RECLASSIFICATION NO. 2323 FOR THE REZONING OF PROPERTY LOCATED ON THE EAST SIDE OF SOUTH ANZA STREET BETWEEN REDWOOD AND EAST WASHINGTON AVENUES FROM C-G (GENERAL COMMERCIAL) TO RM-2200 (RESIDENTIAL, MULTI-FAMILY, 2,200 SQUARE FEET) ZONE; APN: 488-400-02; GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MR).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on September 20, 2016, to consider Zone Reclassification No. 2323, for a change in the zoning designation of the subject property from the C-G to the RM-2200 zone, as submitted by Khalid Yacoub, for the property on the east side of South Anza Street between Redwood and East Washington Avenues, and addressed as 673 South Anza Street; APN: 488-400-02; and

WHEREAS, in accordance with CEQA Guidelines Section 15061(b)(3), and prior to making a recommendation to the City Council, the Planning Commission reviewed and considered the information contained in the project staff report; and

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

- A. The proposed RM-2200 zone is consistent with the General Plan Land Use designation of Medium Density Residential as indicated in the General Plan Zoning Consistency Chart. Furthermore, the proposed RM-2200 zone provides an opportunity to add units to the City's housing stock and provide housing options.
- B. The subject property is not governed by any specific plan and, therefore, no inconsistency exists. The proposed RM-2200 zone is consistent with the Medium Density Residential General Plan Designation that applies to the site. Once developed, the site will be subject to the underlying zone requirements.
- C. The RM-2200 zone makes the subject property consistent with the Medium Density Residential General Plan designation for the site. The rezone of the site creates more housing opportunities.

WHEREAS, after considering such evidence and facts the Planning Commission did consider Zone Reclassification No. 2323 as presented at its meeting.

Planning Commission Resolution No. 10861

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

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to Zone Reclassification No. 2323.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Zone Reclassification No. 2323 to rezone property from the C-G to the RM-2200 zone, located on the east side of South Anza Street between Redwood and East Washington Avenues, in accordance with the attached Exhibit "A".

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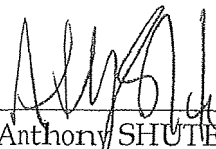
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held September 20, 2016 by the following vote:

| | |
|---------|-------------------------------|
| AYES: | CIRCO, MROZ, SOTTILE, TURCHIN |
| NOES: | LONGORIA |
| ABSENT: | NONE |



Anthony SOTTILE, Chairman

ATTEST:



Anthony SHUTE, AICP, Secretary



MINUTES PLANNING COMMISSION MEETING September 20, 2016

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, Chairman
Darrin MROZ, Vice Chairman
Paul CIRCO
Jerry TURCHIN
Veronica LONGORIA

COMMISSIONERS ABSENT: None

STAFF PRESENT: Anthony SHUTE, Deputy Director / Planning Commission Secretary
Yazmin ARELLANO, City Engineer and Deputy Director of Public Works
Barbara LUCK, Assistant City Attorney
Ron Luis VALLES, Administrative Secretary

SOTTILE explained the mission of the Planning Commission.

Under Public Comment, no one approached the podium.

CONSENT CALENDAR

| | |
|---------------------|--|
| Agenda Item: | 1 |
| | Planning Commission minutes of August 16, 2016 |

Motion was made by MROZ, seconded by SOTTILE, to adopt the minutes of the Planning Commission meeting of August 16, 2016; carried 5-0.

PUBLIC HEARING ITEMS

| | |
|------------------------------|---|
| Agenda Item: | 2 |
| Project Name: | City Bistro |
| Request: | Establish On-Site Beer, Wine, and Distilled Spirits |
| CEQA Recommendation: | Exempt |
| STAFF RECOMMENDATION: | APPROVE |
| Project Number(s): | Conditional Use Permit (CUP) No. 2232 |
| Location: | 1248 East Main Street |
| Applicant: | Sebas, Inc. dba city Bistro (Waadell Hanna); citybistro1@yahoo.com; 619.520.2286 |

| | | |
|---------------------------------------|---|--|
| Project Planner: | Anthony Shute; tonys@cityofelcajon.us ; 619-441-1742 | |
| City Council Hearing Required? | No | |
| Recommended Actions: | <ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order approving proposed Conditional Use Permit No. 2232, subject to conditions | |

SHUTE summarized the agenda report in a PowerPoint presentation.

SOTTILE opened the public hearing.

Mr. Waadell HANNA, the applicant, thanked everyone and accepted conditions of approval.

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

Motion was made by CIRCO, seconded by MROZ, to adopt the next resolution in order approving proposed Conditional Use Permit No. 2232, subject to conditions; carried 5-0.

| | | |
|---------------------------------------|---|------------------|
| Agenda Item: | 3 | |
| Project Name: | South Anza Rezoning | |
| Request: | Rezone from C-G to RM-2200 | |
| CEQA Recommendation: | Exempt | |
| STAFF RECOMMENDATION: | APPROVE | |
| Project Number(s): | Zone Reclassification (ZR) No. 2323 | |
| Location: | 693 South Anza Street | |
| Applicant: | Khalid Yacoub / BSDC, LLC; 619.307.9321 | |
| Project Planner: | Lorena Cordova; lcordova@cityofelcajon.us ; 619.441.1539 | |
| City Council Hearing Required? | Yes | October 11, 2016 |
| Recommended Actions: | <ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order recommending City Council approval of Zone Reclassification No. 2323, subject to conditions | |

SHUTE summarized the agenda report in a PowerPoint presentation.

LONGORIA stated she did not support zone reclassifications unless public services were taken into account.

Mr. Juan QUEMADO noted that the property is small and he would be able to construct two units instead of three.

SOTTILE opened the public hearing.

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

Motion was made by SOTTILE, seconded by MROZ, to adopt the next resolution in order recommending City Council approval of Zone Reclassification No. 2323, subject to conditions; carried 4-1 (LONGORIA – NO).

SHUTE said that this item will require a second public hearing and will be heard at a future City Council meeting, which will be re-noticed.

STAFF COMMUNICATIONS

Mr. Bryan Gaze of Circulate San Diego and Staff gave a joint presentation outlining the City’s progress on an Active Transportation Plan.

ADJOURNMENT

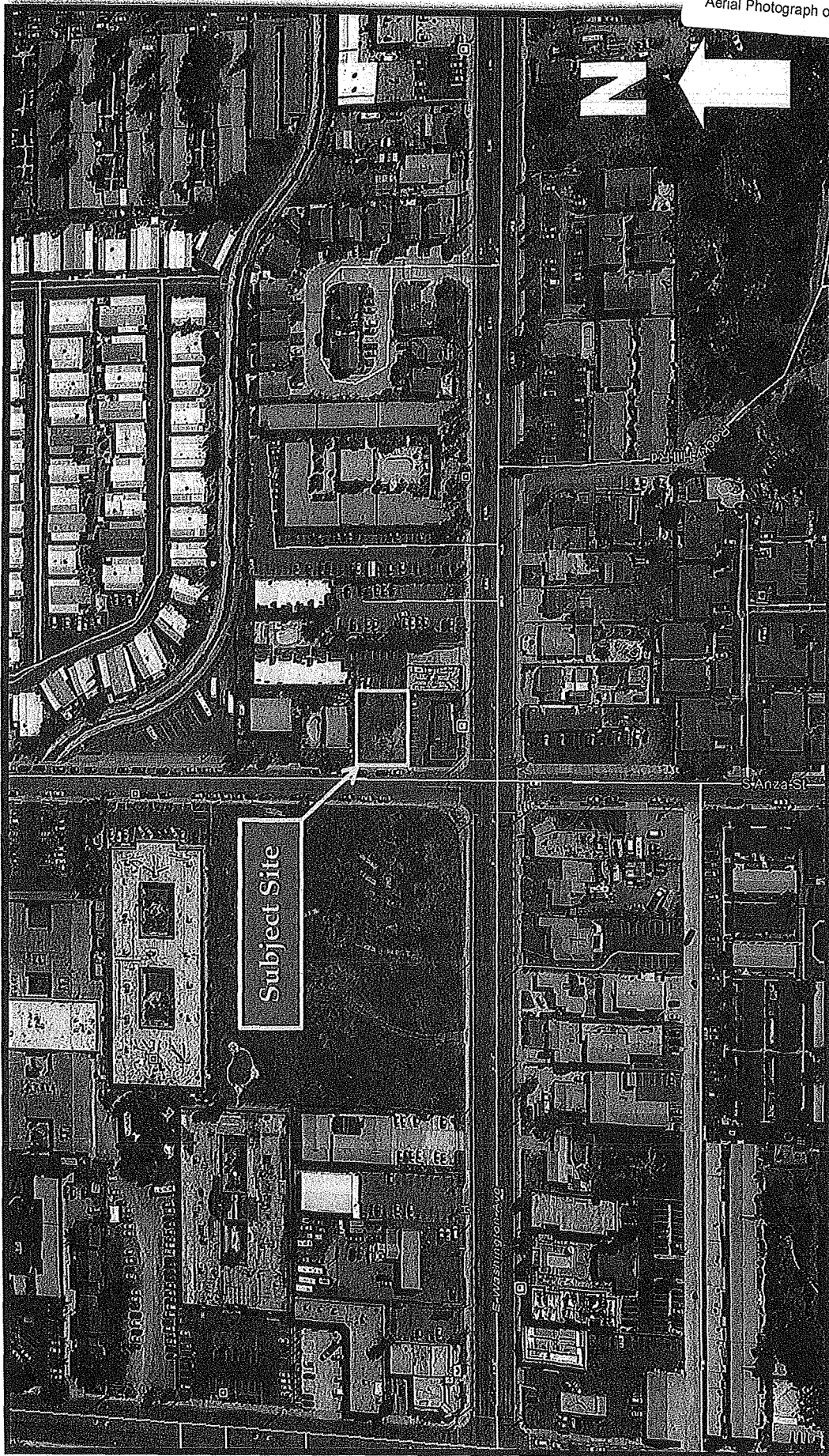
Motion was made by SOTTILE, seconded by TURCHIN, to adjourn the meeting of the El Cajon Planning Commission at 8:01 p.m. this 20th day of September until October 4, 2016; carried 5-0.

Anthony SOTTILE, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary

Aerial Image
673 South Anza



City of El Cajon
Zoning Consistency Chart – Adopted by City Council on July 13, 2010 – Resolution No. 94-10

| | O-S | PRD | RS-40 | RS-20 | RS-14 | RS-9 | RS-6 | RM-6000 | RM-4300 | RM-2500 | RM-2200 | RM-1500 | M-HR | M-U | O-P | P | C-N | C-G | C-R | C-M | M | H ^A |
|-------------------------|----------------|-----|-------|----------------|-------|------|----------------|----------------|----------------|----------------|---------|---------|------|-----|-----|---|-----|-----|-----|-----|----------------|----------------|
| Industrial Park | | | | | | | | | | | | | | | | X | | | | ■ | X | ■ |
| Light Industrial | | | | | | | | | | | | | | | | X | | | | X | ■ ^C | ■ |
| Regional Commercial | | | | | | | | | | | | | | X | | X | ■ | | X | | | ■ |
| General Commercial | | | | | | | | | | | | | | X | | X | ■ | X | | | | ■ |
| Neighborhood Commercial | | | | | | | | | | | | | | X | X | X | X | ■ | | | | ■ |
| Office/ Non-Retail | | | | | | | | | | | | | | ■ | X | X | | | | | | ■ |
| Low Low Residential | ■ ^B | X | X | X | ■ | | | | | | | | | | | | | | | | | ■ |
| Low Residential | | X | | ■ ^B | X | X | X | ■ | ■ | | | | | | | | | | | | | ■ |
| Low Medium Residential | | X | | | | | ■ ^B | ■ | X | X | | | | | | | | | | | | ■ |
| Medium Residential | | ■ | | | | | | ■ ^B | ■ ^B | X | | | | ■ | | | | | | | | ■ |
| High Residential | | ■ | | | | | | | ■ ^B | ■ ^B | X | | ■ | X | | | | | | | | ■ |
| Open Space | X | ■ | ■ | | | | | | | | | | | | | | | | | | | ■ |

LEGEND: X – Consistent with General Plan
 ■ – May be found consistent with applicable general plan land use designation

Footnotes: A. Rezoning to add hillside overlay may be found consistent, if at least 50% of the lot has an average natural slope of 10% or more.
 B. May be found consistent with applicable General Plan land use designation, if property owner makes such a request and there is no public purpose in requiring a more intense use.
 C. May be found consistent with Light Industrial land use designation under unique and unusual circumstances – such finding enables the property to be used for all purposes and uses authorized by the M zoning district.

General Notes: 1. All zones may be found consistent with General Plan public institution, school, and park land use designations.
 2. All zones may be found consistent with special development areas, if found to further the provisions of the particular special development area.

HISTORICAL NOTES

Originally adopted 12/26/79, pursuant to Resolution No. 640-79.

Amended on 12/20/80, pursuant to Resolution No. 509-83 to show "M" zone consistent with "Light Industrial" under unique and unusual circumstances.

Amended on 12/18/84, pursuant to Resolution No. 519-84 to show "R-P" zone consistent with "Medium Density Residential" under unique and unusual circumstances; also added language to the symbol for consistency under unique and unusual circumstances as follows:

"The finding of 'unique and unusual circumstances' which enables a property to conform to the General Plan and to retain the property's existing zoning, enables the property to be used for all purposes and uses authorized by the existing zoning and does not in any way limit the uses of the property to the specific uses engaged in at the time of the finding of unique and unusual circumstances."

Amended on 1/8/91, pursuant to Resolution No. 10-91 to add the "Low Medium Residential" designation and to revise zoning consistency for residential zones to reflect lower density ranges resulting from Ordinance No. 4212 (12/89) and GPA 1990-01. Also amended to show PRD Low Low zone consistent with the "Open Space" designation under unique and unusual circumstances, and to remove the "General Industrial" classification and the G-M zone from the matrix.

Amended on 3/17/92, pursuant to Resolution No. 96-92 to show R-2 consistent with the "Low Residential" designation under unique and unusual circumstances.

Amended on 8/10/93, pursuant to Resolution No. 300-93 to add the "General Industrial" classification, and show that it is consistent with the P, M, and G-M zones, and consistent under unique and unusual circumstances with the H zone.

Amended on 2/28/95, pursuant to Resolution No. 75-95 to delete the "General Industrial" classification and the L-M and G-M zones.

R



Community Development Department
Planning Division
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested

- AZP
- CUP
- LLA
- PRD
- PUD
- Specific Plan
- TPM
- TSM
- VAR
- ZR

Other: ZR 2323

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

Company Name: _____

Contact Name: KHALID YACOUB / BSDC, L.L.C.

Address: 3937 PASSEO SERRANOS LAMESA CA 91941.

Phone: (619) 307-9321. Email: _____

Interest in Property: Own Lease Option

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

Company Name: _____

Contact Name: JUAN QUEVEDO License: _____

Address: 875 BOWSPRIT RD. CUNNINGHAM, CA 91914.

Phone: (619) 921-4433 Email: JUAN.QUEVEDO@YAHOO.COM.

Property Owner Information (if different than applicant) SAME AS Applicant

Company Name: _____

Contact Name: _____

Address: _____

Phone: _____ Email: _____

Project Location

Parcel Number (APN): 488-400-02-00

Address: 673 SOUTH ANZA ST.

Nearest Intersection: WASHINGTON AVE.

Project Description (or attach separate narrative)

RE-ZONE VACANT LOT FROM GC TO
RM-2200
LOT SIZE 72.5 x 90 = 6,525 SF.

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/sitedcleanup/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: May 10, 16.

Property Owner Signature²:  Date: May 10, 16.

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.



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.

Khalid Yacoub.
3937 PASEO SEQUIGROS LAMESA CA 91941

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

BSDC, LLC
1008 E. Washington Ave ELCAJON CA 92020

- 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.

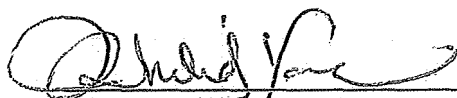
KHALID YACOUB. SAME AS ABOVE

- 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.

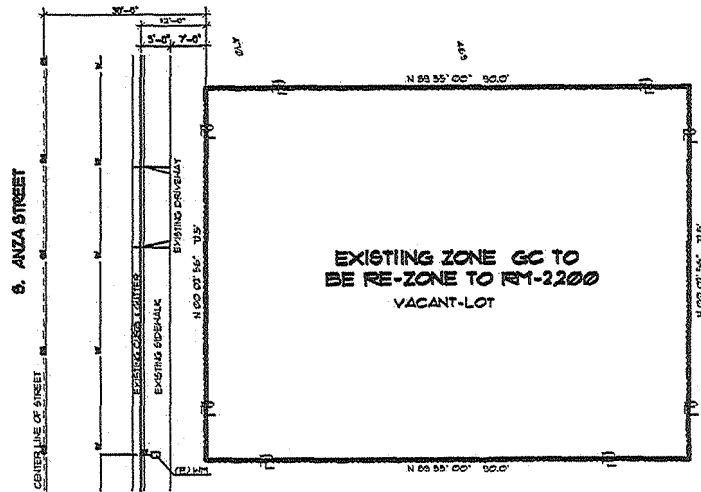


Signature of applicant / date

Khalid Yacoub

Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.



SITE PLAN
SCALE: 1" = 10'-0"

PROJECT DATA

SCOPE: PROPOSED RE-ZONE FROM GC TO RH-2300
 ADDRESS: 673 SOUTH ANZA STREET, EL CAJON, CA 92020
 OWNER: KHALID YACOUB, 3937 PASEO SEQUEROS LA MESA, CA 92040
 APN: 488-400-01-00
 ZONE: EXISTING GC GENERAL COMMERCIAL, PROPOSED RH RESIDENTIAL
 LOT SIZE: 72.9 FT X 90.0 FT = 6,525.9



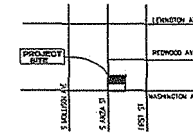
JUAN R. GONZALEZ
 SURVEYOR
 21400 ELIZAVIA RD. #100
 SAN DIEGO, CA 92130
 (619) 521-1422

| REVISIONS |
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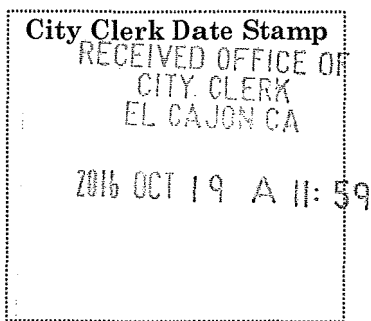
ANZA RE-ZONE
 673 SOUTH ANZA STREET, EL CAJON, CA 92020

VICINITY MAP



| | | |
|--|--|----------------------------|
| CITY OF EL CAJON | | DATE: MAY 10, 2016 |
| PERMIT # _____ KHALID YACOUB 3937 PASEO SEQUEROS LA MESA CA 92041 (619) 301-8371 | | PROJECT # 1673 |
| ASSessor PARCEL NO(S) 488-400-01-00 REQUEST: _____ | | SHEET TITLE TITLE SHEET |
| PC RESOLUTION No. _____ APPROVED BY: _____ CC RESOLUTION No. _____ ORDINANCE No. _____ | | SHEET # A1 |

ZR 2323
673 S Anza Zone Change
Received 09-02-16



City of El Cajon Agenda Report

MEETING: 10/25/16

ITEM NO: 4.1



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

FROM: Brett Channing, Deputy Director of Administrative Services

SUBJECT: Summary of District Elections (“Measure S”) Educational
Community Workshops

RECOMMENDATION: That the City Council receive and file the report.

BACKGROUND: In August 2016, the City Council approved language to go on the Ballot that will amend the El Cajon City Charter to allow for district-based elections in place of at-large elections. In order to communicate with the community about this Ballot Measure (“Measure S”), the City took several actions.

The most significant effort the City underwent to educate the public on the California Voting Rights Act (CVRA) and district elections was holding community workshops. The City has held four educational workshops over the past three months, each in a different quadrant of the City.

The community workshops were run by the City’s two consultant groups, the Institute for Local Government (ILG) and National Demographics Corporation (NDC). Every workshop had the exact same content to ensure attendees were hearing the same message each time. ILG spoke on ways to be engaged in the district elections process (pre- and post-elections) and NDC spoke on the CVRA and district elections.

The first educational workshop was held at Lexington Elementary School on August 4, 2016 at 7:00 pm. There were approximately 50 attendees and Arabic translation services were needed. The second educational workshop was held at Greenfield Middle School on September 14, 2016 at 7:00 pm. At this workshop, there were 27 people and no translation services were needed. The third educational workshop was held at Flying Hills Elementary School on September 15, 2016 at 7:00 pm. There were 12 people in attendance at this community workshop and no translation services were needed. The fourth and final educational workshop was held at Emerald Middles School on October 3, 2016 at 7:00 pm. Both Arabic and Spanish translation services were needed and 28 people attended.

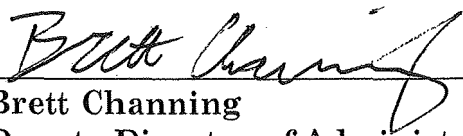
Each of the workshops had a very engaged group of attendees. They asked very insightful and well thought out questions. Some of the most common questions asked at each workshop were:

1. Who are filing the lawsuits on CVRA violations?
 - a. In California, any resident of a protected class can sue. It tends to be lawyers who represent these individuals.
2. Has El Cajon been sued?
 - a. No, not at this point.
3. Will moving to district elections change the City's borders?
 - a. No, it will not.
4. Who will draw the proposed lines for the district maps?
 - a. NDC will propose maps that comply with the CVRA. Additionally, any resident of the City can submit a map with district lines and NDC will review them to ensure compliance.
5. Who will decide on the final district maps?
 - a. The City Council will decide.
6. Are districts based on the number of voters or residents?
 - a. Districts are based on the number of residents.
7. What if more than one current City Councilmember resides within the same district?
 - a. All current City Councilmembers can carry out their existing 4-year term, even if two or more live within the same district. In subsequent elections, only one City Councilmember can reside within each district.
8. How can I be involved with forming the districts?
 - a. Attend future workshops and City Council Meetings to help communicate where the different communities of interest reside and submit maps with proposed districts.
9. What is the City's cost for going through this process?
 - a. The City is anticipating a cost of approximately \$215,000.
10. How many votes does Measure S need to pass?
 - a. It requires a majority of voters (50% +1 vote).

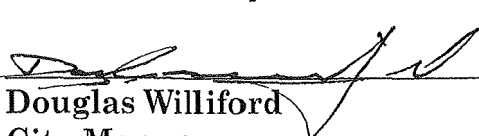
Overall, attendees left feeling more informed on the California Voting Rights Act and district elections. Several mentioned their desire to share the information learned with friends, neighbors, colleagues, and organizations. Informational flyers were handed out to attendees to assist them in educating their personal networks.

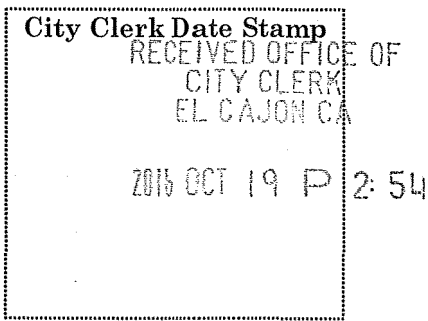
FISCAL IMPACT: None.

PREPARED BY:


Brett Channing
Deputy Director of Administrative
Services

APPROVED BY:

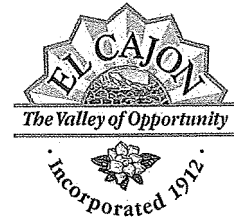

Douglas Williford
City Manager



City of El Cajon Agenda Report

MEETING: 10/25/2016

ITEM NO: 4.2



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

FROM: City Manager
Director of Finance

SUBJECT: Designation of General Fund Balances

RECOMMENDATION: That the City Council adopts the next RESOLUTION in order to designate General Fund Balances.

BACKGROUND: Maintaining appropriate levels of fund balance, commonly referred to as reserves, is a critical component of sound financial management and fiscal security. This practice was formalized with the adoption by the City Council of the City’s Fund Balance Policy (B-12) in 2011 and reinforced by the Pension Reform and Fiscal Responsibility Plan (Resolution 47-13) by the City Council in 2013. Via these actions, as well as subsequent annual budgets, the following reserve accounts have been used.

Carryover Reserve - This reserve is funded by revenues received in excess of expenditures, and is available for future appropriation.

Designated for Economic Uncertainty - This reserve is established for the purpose of stabilizing delivery of City services during periods of structural budget deficits and to mitigate the effects of major economic uncertainties such as recession or other unforeseen changes in revenues and/or expenditures.

Designated for Unfunded PERS / Retirement Obligations - Due to increasing retirement contribution rates to CalPERS and unfunded pension obligations, the City Council approved the Pension Reform and Fiscal Responsibility Plan, which includes making periodic additional payments to CalPERS, whenever fiscally prudent.

Operating Reserve - This reserve is a long-standing reserve established as 20% of annual expenditures. The reserve serves two purposes: (1) to provide General Fund cash flow; and (2) to serve as a reserve of last resort against unexpected events or risks outside the City’s control.

Over the past several years the General Fund has outperformed its budget due to conservative stewardship, improved operational efficiencies, and increased economic development. The following table highlights the growth in total General Fund Balance over the past five years.

| Fiscal Year | Increase/ (Decrease) |
|---------------------|----------------------|
| 2011-12 | (\$1,303,728) |
| 2012-13 | 7,002,050 |
| 2013-14 | 1,507,086 |
| 2014-15 | 2,320,130 |
| 2015-16 | 5,908,183 |
| Total Growth | \$15,433,721 |

From time-to-time it becomes necessary to adjust reserve balances to reflect both changing economic conditions, as well as advance the City Council's commitment to sound financial management. This report, and its related resolution, make these adjustments and identify the purposes for which these balances are established.

At the completion of Fiscal Year 2015-16 the General Fund had reserves totaling \$35.5 million. This balance is detailed in the following table.

| Reserve Account | Balance |
|--|---------------------|
| Carryover Reserve | \$16,442,473 |
| Designated for Economic Uncertainty | 2,000,000 |
| Reserve for Unfunded PERS/Retirement Obligations | 4,020,000 |
| Operating Reserve (20% of Expenditures) | <u>13,052,990</u> |
| Total General Fund Reserve Balance | \$35,515,463 |

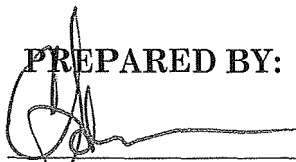
The General Fund Carryover Reserve is currently 25.2% of expenditures. This balance exceeds the current requirements, and allows the opportunity to redirect funds to meet future City needs. Upon consideration of the long-term needs of the City, it is recommended that \$8.48 million of Carryover Reserve funds be redesignated to the Reserve for Unfunded PERS/ Retirement Obligations (\$3.98 million) and Designated for Economic Uncertainty (\$4.5 million) reserves. The following table summarizes the recommended adjustments to rebalance the General Fund reserve accounts.

| Reserve Account | Adjustment | Balance |
|--|---------------|---------------------|
| Carryover Reserve | (\$8,480,000) | \$7,962,473 |
| Designated for Economic Uncertainty | 4,500,000 | 6,500,000 |
| Reserve for Unfunded PERS/Retirement Obligations | 3,980,000 | 8,000,000 |
| Operating Reserve (20% of Expenditures) | | <u>13,052,990</u> |
| Total General Fund Reserve Balance | | \$35,515,463 |

This would reduce the Carryover Reserve fund to approximately 12.2% of General Fund expenditures.

FISCAL IMPACT: This action does not change total General Fund reserve amounts, but rebalances reserve accounts to better prepare the City for future financial challenges.

PREPARED BY:



Clay Schoen
DIRECTOR OF FINANCE

APPROVED BY:



Douglas Williford
CITY MANAGER

RESOLUTION NO. -16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CAJON
APPROVING DESIGNATION OF GENERAL FUND BALANCES

WHEREAS, maintaining appropriate levels of fund balance, commonly referred to as reserves, is a critical component of sound financial management and fiscal security; and

WHEREAS, the practice of maintaining reserves was formalized by El Cajon City Council adoption of the Fund Balance City Council Policy B-12 ("CCP B-12") on June 14, 2011, and reinforced by the Pension Reform and Fiscal Responsibility Plan Resolution No. 47-13 adopted on April 9, 2013 ("Resolution 47-13"); and

WHEREAS, by implementation of CCP B-12 and Resolution 47-13, as well as subsequent annual budgets, the following reserve accounts have been established and maintained at various levels:

1. Carryover Reserve (Unassigned Fund Balance): Funded by revenues received in excess of expenditures, and available for future appropriation;
2. Designated for Economic Uncertainty (Assigned Fund Balance): Established for the purpose of stabilizing delivery of City services during periods of structural budget deficits and to mitigate the effects of major economic uncertainties resulting from unforeseen changes in revenues and/or expenditures;
3. Designated for Unfunded PERS/Retirement Obligations (Assigned Fund Balance): Due to increasing retirement contribution rates to CalPERS and unfunded pension obligations, the City Council approved the Pension Reform and Fiscal Responsibility Plan, which includes making periodic additional payments to CalPERS, whenever fiscally prudent; and
4. Operating Reserve (Committed Fund Balance): A long-standing reserve established as 20% of annual expenditures for two purposes (1) to provide General Fund cash flow; and (2) to serve as a reserve of last resort against unexpected events or risks outside the City's control; and

WHEREAS, over the past several years the General Fund has outperformed its budget due to conservative stewardship and increased operational efficiencies as shown below:

| Fiscal Year | Increase/(Decrease) |
|---------------------|----------------------------|
| 2011-12 | (\$1,303,728) |
| 2012-13 | 7,002,050 |
| 2013-14 | 1,507,086 |
| 2014-15 | 2,320,130 |
| 2015-16 | 5,908,183 |
| Total Growth | \$15,433,721 |

WHEREAS, from time to time it becomes necessary to adjust reserve balances to reflect both changing economic conditions, as well as advance the City Council's commitment to sound financial management; and

WHEREAS, at the completion of Fiscal Year 2015-2016 the General Fund had reserves totaling \$35.5 million, as detailed below:

| Reserve Account | Balance |
|--|---------------------|
| Carryover Reserve | \$16,442,473 |
| Designated for Economic Uncertainty | 2,000,000 |
| Reserve for Unfunded PERS/Retirement Obligations | 4,020,000 |
| Operating Reserve (20% of Expenditures) | 13,052,990 |
| Total General Fund Reserve Balance | \$35,515,463 |

WHEREAS, the General Fund Carryover Reserve is currently 25.2% or approximately three (3) months of expenditures, which exceeds current requirements, and allows the opportunity to redirect funds to meet future City needs; and

WHEREAS, upon consideration of the long-term needs of the City, it is recommended that approximately \$8.48 million of Carryover Reserve funds should be redesignated in part to the Reserve for Unfunded PERS/Retirement Obligations (\$3.98 million) and in part to the Designated for Economic Uncertainty (\$4.5 million) reserves, and

WHEREAS, the Carryover Reserve would be reduced to approximately 12.2% of General Fund expenditures, which does not change the total General Fund reserve amounts, but rebalances reserve accounts to better prepare the City for future financial challenges.

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

1. The above recitals are true and correct, and are the findings of the City Council.
2. The City Council hereby approves the designation of general fund balances as set forth in the table below, to rebalance reserve accounts and to better prepare the City of El Cajon for future financial challenges:

| Reserve Account | Adjustment | Balance |
|--|-------------------|---------------------|
| Carryover Reserve | (\$8,480,000) | \$7,962,473 |
| Designated for Economic Uncertainty | 4,500,000 | 6,500,000 |
| Reserve for Unfunded PERS/Retirement Obligations | 3,980,000 | 8,000,000 |
| Operating Reserve (20% of Expenditures) | | 13,052,990 |
| Total General Fund Reserve Balance | | \$35,515,463 |

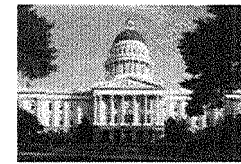
3. The City Manager and the Director of Finance are hereby authorized to designate general fund balances to rebalance reserve accounts as herein approved.

10/25/16 (Item No. 4.2)

Designation of General Fund Balances 101916



LEGISLATIVE REPORT 2015-2016



6.2

| BILL | NO. | SPONSOR | SUBJECT | COUNCIL DATE | POSITION | COMMITTEE | BILL STATUS / LAST ACTION DATE |
|------|------|----------|---|--------------|----------|-----------|--|
| AB | 1554 | Irwin | Powdered Alcohol (Amended: 4/14/16) | 1/26/2016 | Support | Assembly | 9/28/2016-Chaptered by Secretary of State - Chapter 742, Statutes of 2016. |
| AB | 2121 | Gonzalez | Alcoholic beverage control: Responsible Interventions for Beverage Servers Training Act of 2016. (Amended: 4/12/2016) | 2/23/2016 | Watch | Assembly | 9/28/2016-Vetoed by the Governor |
| SB | 819 | Huff | Powdered Alcohol (Amended: 3/15/2016) | 1/26/2016 | Support | Senate | 9/28/2016-Chaptered by Secretary of State - Chapter 778, Statutes of 2016. |
| SB | 885 | Wolk | Contracts: design professionals: indemnity. (Amended: 6/16/2016) | 6/14/2016 | Watch | Senate | 7/1/2016-Failed Deadline pursuant to Joint Rule 61(b)(13). (Last location was JUD. on 6/16/2016) Dead. |
| SB | 1046 | Hill | Driving under the influence: ignition interlock device. (Amended: 4/13/2016) | 2/23/2016 | Support | Senate | 9/28/2016-Chaptered by Secretary of State - Chapter 783, Statutes of 2016. |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

The Legislative Report tracks bills for the 2015-2016 Session of the California Legislature that the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency has voted to monitor/watch, support or oppose. Updated October 18, 2016 at 4:30 p.m. for the October 25, 2016 City Council Meeting.

City Clerk Date Stamp

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City of El Cajon Agenda Report

MEETING: 10/25/16

ITEM NO: 6.3



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

FROM: Mayor Wells

SUBJECT: Neighborhood Park

RECOMMENDATION: That the City Council agree to place an agenda item on the November 15, 2016, City Council meeting to discuss the naming of Neighborhood Park.

BACKGROUND:

I would like to discuss the naming of the Neighborhood Park, which is the park located adjacent to the Ronald Reagan Community Center. Therefore, I ask the City Council to approve putting this item on the agenda for the regularly scheduled November 15, 2016, City Council Meeting.

FISCAL IMPACT: Not applicable.

PREPARED BY:

Bill Wells
MAYOR

City Clerk Date Stamp

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EL CAJON CA

2016 OCT 18 A 8:33

City of El Cajon Agenda Report

MEETING: 10/25/16

ITEM NO: 7.1



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

FROM: Councilmember Kendrick

SUBJECT: Council Activities Report

RECOMMENDATION: That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.



REPORT:

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

| | |
|--------------------|-----------------------------------|
| October 14, 2016 - | Meeting w/ City Manager |
| October 21, 2016 - | HauntFest/Costume Contest Judge |
| October 25, 2016 - | City Council Meeting at 3:00 p.m. |

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

SUBMITTED BY,


Gary Kendrick
Councilmember 

City Clerk Date Stamp
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EL CAJON CA
2016 OCT 18 P 12:47

City of El Cajon Agenda Report

MEETING: 10/25/16

ITEM NO: 8.1



TO: Mayor Wells, Councilmembers Bales,
Kendrick and McClellan

FROM: Mayor Pro Tem Ambrose

SUBJECT: Council Activities Report

RECOMMENDATION: That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.



REPORT:

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

| | |
|-----------------------|--|
| October 12, 2016 - | MTS East County Bus & Maintenance Facility |
| October 13, 2016 - | MTS Board Meeting |
| October 14, 2016 - | City Manager Meeting |
| October 15, 2016 - | Chaldean American Festival |
| October 18, 2016 - | ECEDC Gillespie Field Committee Meeting |
| October 19, 2016 - | ECEDC Board Meeting |
| October 20, 2016 - | JPA Metro Board Meeting |
| October 21, 2016 - | HauntFest |
| October 22-25, 2016 - | APA State Conference |
| October 25, 2016 - | City Council Meeting |

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

SUBMITTED BY,


Tony Ambrose 
Mayor Pro Tem

City Clerk Date Stamp
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CITY CLERK
EL CAJON CA
2016 OCT 18 A 8:33

City of El Cajon Agenda Report

MEETING: 10/25/16

ITEM NO: 9.1



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

FROM: Councilmember McClellan

SUBJECT: Council Activities Report

RECOMMENDATION: That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

REPORT:

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

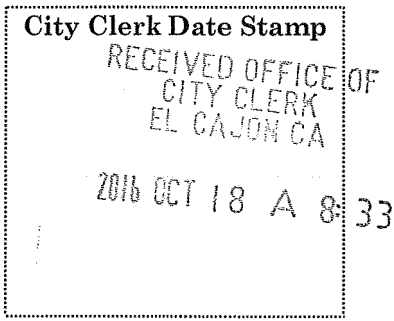
October 25, 2016 - City Council Meeting at 3:00 p.m.

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

SUBMITTED BY,

Bob McClellan

Bob McClellan
Councilmember



City of El Cajon Agenda Report

MEETING: 10/25/16

ITEM NO: 10.1



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

FROM: Councilmember Bales

SUBJECT: Council Activities Report

RECOMMENDATION: That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

REPORT:

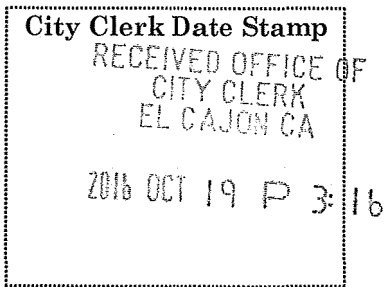
Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

- October 15, 2016 - NAPA Ribbon Cutting/Grand Reopening
- October 20, 2016 - Balanced Life Therapy Center Grand Opening
- October 20, 2016 - Women's Refugee Group Meeting w/ Supv. Jacob
- October 20, 2016 - Chancellor's Community Advisory Council
- October 22, 2016 - Water for Children Africa Event
- October 22, 2016 - Foundation Lane Ceremony-Habitat for Humanity
- October 25, 2016 - Meeting w/ City Manager
- October 25, 2016 - City Council Meeting

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

SUBMITTED BY,

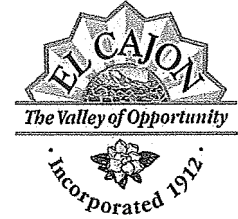
Star Bales
Councilmember



City of El Cajon Agenda Report

MEETING: Oct. 25, 2016

ITEM NO: 13.1



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

FROM: Building Official/Fire Marshal

SUBJECT: Introduction of ordinances adopting by reference the California Building Code 2016 Edition, the California Electrical Code 2016 Edition, the California Mechanical Code 2016 Edition, the California Plumbing Code 2016 Edition, the California Residential Code 2016 Edition, the California Fire Code 2016 Edition, the California Green Building Standards Code 2016 Edition, the California Historical Building Code 2016 Edition, the California Existing Building Code 2016 Edition, and expanding the scope of El Cajon Municipal Code section 15.92 to include expedited permit processing for electric vehicle charging stations and advanced energy storage systems.

RECOMMENDATION: That the City Council

- Approves, by separate votes, the introduction of ordinances adopting by reference the following building standards for use within the City of El Cajon: the California Building Code 2016 Edition, the California Electrical Code 2016 Edition, the California Mechanical Code 2016 Edition, the California Plumbing Code 2016 Edition, the California Residential Code 2016 Edition, the California Fire Code 2016 Edition, the California Green Building Standards Code 2016 Edition, the California Historical Building Code 2016 Edition, the California Existing Building Code 2016 Edition, and to expand the scope of El Cajon Municipal Code section 15.92 to include expedited permit processing for electric vehicle charging stations and advanced energy storage systems.
- Requests the City Clerk to recite the titles of the ordinances; and
- Directs the City Clerk to set a public hearing for November 15, 2016 at 3:00 p.m. to consider Second Reading and adoption of the ordinances

BACKGROUND:

Adoption of the California Building Standards (the California codes listed above) is a routine process of implementation of the codes promulgated by the California Building Standards Commission. Typically, the adoption process is repeated on a triennial cycle with new and updated codes and regulations. In July of 2016, the California Building Standards Commission published the new California Building Standards with an implementation date at the local level of January 1, 2017.

Adoption of the new codes will allow the residents of El Cajon to have the most highly developed and up-to-date codes available for their use.

Also proposed for adoption is an expansion of El Cajon Municipal Code section 15.92 which will now include electrical vehicle charging stations and advanced energy storage systems in an expedited review process. This change of section 15.92 reflects requirements of AB 1236 signed into law by the Governor of California on October 8, 2015, and the spirit of AB 2713 currently being considered by the State Legislature.


FISCAL IMPACT:

None. Implementation of new building codes will be handled by existing budgeted Building and Fire Safety Division staff.

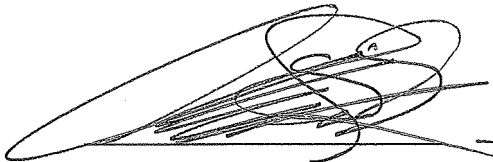
PREPARED BY:

REVIEWED BY:

APPROVED BY:



**Dan Pavao
Building Official
Fire Marshal**



**Majed Al-Ghafry
Assistant City Manager**



**Douglas Williford
City Manager**

ORDINANCE NO. ____

AN ORDINANCE REPEALING CHAPTER 15.04
OF TITLE 15 OF THE EL CAJON MUNICIPAL CODE;
ADOPTING THE CALIFORNIA BUILDING CODE, 2016 EDITION,
AS AMENDED, BY REFERENCE; AND ADDING A
NEW CHAPTER 15.04 TO TITLE 15 OF
THE EL CAJON MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN AS
FOLLOWS:

SECTION 1: The purpose of this ordinance is to establish the minimum requirements for the protection of life, limb, health, property, safety and welfare of the general public, and of the owners and occupants of commercial and residential buildings in the City of El Cajon, and maintenance of all buildings and structures within the city, and incidental matters relating thereto through the adoption of the California Building Code, 2016 Edition, with such modifications as set forth in Chapter 15.04 of the El Cajon Municipal Code.

SECTION 2: Pursuant to Health and Safety Code Sections 17958.5 and 17958.7, the City Council makes the following finding:

Local climatic, geographical and topographical conditions, specifically the terrain, excessively high temperatures during summer months, and parts of the spring and autumn months, rate of population growth, housing and occupancy conditions and needs, and the environment existing in the City of El Cajon constitute conditions which require that the California Building Code be modified as set forth herein.

SECTION 3: Chapter 15.04 of Title 15 of the El Cajon Municipal Code is hereby repealed in its entirety.

SECTION 4: A new Chapter 15.04 is hereby added to Title 15 of the El Cajon Municipal Code to read as follows:

Chapter 15.04 CALIFORNIA BUILDING CODE

15.04.010 California Building Code, 2016 Edition—Adopted by reference.

The California Building Code, 2016 Edition, composed of two volumes, excluding section 103, 116, and sections 3109.1 through 3109.4.3, as published by the International Code Council, is adopted by reference as the building code of the city (the "building code"), for regulating the construction, erection, enlargement, repair, removal, demolition, occupancy, equipment, use, height, area and maintenance of all non-residential buildings and structures in the city, providing for the issuance of permits therefore, and each and all such regulations, provisions, penalties, conditions and terms of the California Building Code, 2016 Edition, are referred to, adopted and made a part of this chapter as though fully set out in this chapter, excepting such portions as are

added, deleted, modified or amended by this chapter. The California Building Code is referred to in this chapter as the "CBC," and one copy is on file in the office of the city clerk.

15.04.020 Requirements generally.

- A. All materials and assemblies of materials, appliances and installation of appliances, arrangements of occupancies, and segregation of occupancies, all exits, aisles, stairs, doors and appurtenances thereto in buildings or structures in the city shall be so arranged, assembled and of such size and so protected as to be reasonably free from hazards related to fire, seismic activity, obstructed exiting, and health hazards.
- B. The quality of all materials, method of connecting or assembling such materials, stresses allowed, and live and dead loads assumed in the design and construction of all buildings or structures in the city, shall be in accord with nationally recognized standards of quality and with generally recognized and well-established methods of structural design and construction.

15.04.030 Permits—Fee collection.

The following permits and tax receipts shall be issued by the Building and Fire Safety Division, and the fees therefor shall be collected by the finance department:

- A. Building permits;
- B. Electrical permits;
- C. Plumbing permits;
- D. Mechanical permits;
- E. Housing permits;
- F. Compliance permits;
- G. Demolition permits;
- H. Relocation permits;
- I. Fire Permits;
- J. Vapor recovery permits;
- K. Dwelling unit construction license tax;
- L. Strong motion instrumentation tax;
- M. Fire Permits;
- N. Mobile home permits;
- O. Mobile home park annual operating permits;
- P. Sewer connection permits;
- Q. Fire alarm permits;
- R. Permit history survey; and
- S. Any other permits or receipts as assigned to the Building and Fire Safety Division.

15.04.040 Section 105.2 amended—Work exempt from permits.

- A. Item 1 of Section 105.2 of the CBC is amended to read as follows:
1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed one hundred twenty (120) square feet (11.2m²). The structure shall be at least six (6) feet from any other building on the property, maintain setbacks from property lines as outlined in the zoning ordinance, and not exceed lot coverage limitations as specified by the zoning ordinance.
- B. A new item 14 is added to Section 105.2 of the CBC to read as follows:
14. Satellite dishes three (3) feet in diameter or less when utilizing only low voltage wiring.
- C. A new Section 105.2.5 is added to the CBC to read as follows:
- 105.2.5 Compliance with code.** Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

15.04.050 Section 105.5 amended—Expiration.

Section 105.5 of the CBC is amended to read as follows:

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within one hundred eighty (180) days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of one hundred eighty (180) days after the time the work is commenced. The maximum life of any permit is three (3) years. If a final inspection is not obtained within the three-year time period the permit will become invalid and a new permit will be required. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than one hundred eighty (180) days each. The extension shall be requested in writing and justifiable cause demonstrated. If code violations exist relating to the building or work authorized by the permit, the building official may establish a permit expiration date of less than one hundred eighty (180) days.

15.04.060 Section 109.2 amended—Schedule of permit fees.

Section 109.2 of the CBC is amended to read as follows:

109.2 Schedule of permit fees. The permit fees for all Building and Fire Safety Division transactions of the City of El Cajon shall be set by the city council by resolution, and may be amended from time to time, to be listed in the City of El Cajon Schedule of Miscellaneous Fees.

15.04.070 Section 113.1 amended, section 113.3 deleted—Board of Appeals.

A. Section 113.1 of the CBC is amended to read as follows:

113.1 General. In order to hear and decide appeals of order, decisions, or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created an appeals board and housing appeals board. The appeals board and housing appeals board shall be appointed by the local governing body, or comprised of the local governing body, and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

B. Section 113.3 deleted—Qualifications.

15.04.080 Section 501.2 amended—Address identification.

Section 501.2 of the CBC is amended to read as follows:

Section 501.2 Address Identification. Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: minimum three inches (3") high with a one-half inch ($\frac{1}{2}$ ") stroke for individual suites and apartments, minimum four inches (4") high with a one-half inch ($\frac{1}{2}$ ") stroke for residential buildings, minimum eight inches (8") high with a one-half inch ($\frac{1}{2}$ ") stroke for commercial, multi-residential buildings, and industrial buildings. Additional numbers shall be required where deemed necessary by the building official or fire code official, such as rear access doors, building corners, and entrances to commercial centers. The building official or fire code official may require larger address numbers based on visibility and the needs of emergency response personnel.

15.04.090 Section 903.2 amended—Where required.

Section 903.2 of the CBC is amended to read as follows:

903.2 Where required. Approved automatic fire sprinkler systems are required in all new structures, and in locations described in Sections 903.2.1 through 903.2.12 where a change of occupancy occurs. Fire barriers, partitions and walls, regardless of rating, shall not be considered

as creating separate buildings for purposes of determining fire sprinkler requirements. Mezzanines shall be included in the total square footage calculation. For additions, in other than R-3 and U occupancies, an automatic fire sprinkler system installed in accordance Section 903.2 shall be required to be installed throughout structures when the added square footage has caused deficient fire flow in the available water supply as required per CFC section 507.3, or where hydrant spacing is deficient.

Additions to R-3 and U occupancies will require an automatic fire sprinkler system installed in accordance with CFC section 903.2 throughout the entire building when the added square footage is more than 50% of the existing building area and the combined square footage has created deficient fire flow in the available water supply as required per section 507.3, or when the added square footage is more than 50% of the existing square footage and the fire hydrant spacing is deficient. The fire code official may require an automatic sprinkler system be installed in buildings where no water main exists to provide the required fire flow or where a special hazard exists such as: poor access roads, grade and canyon rims, hazardous brush and response times greater than five (5) minutes by a the fire department. When fire sprinklers are required under additions, this shall mean the entire structure or structures shall be equipped with fire sprinklers. The fire code official may require that other protective measures be taken based on existing conditions and/or potential hazards.

Exceptions:

1. Unless required by other sections of this code, non-residential occupancies not greater than one thousand (1,000) square feet which are of ignition-resistant construction or as determined by the building official to not present a significant fire hazard.
2. Agricultural buildings constructed of wood or metal frames, over which fabric or similar material is stretched, which are specifically used as green houses are exempt from the automatic sprinkler requirements unless physically connected to other structures.
3. Unless required by other sections of this code, ancillary structures less than five hundred (500) square feet and not determined to be a significant fire hazard by the fire code official.

15.04.100 Section 1505.1.5 of Chapter 15 added—Wood shake or shingle roofs prohibited.

Section 1505.1.5 is added to read as follows:

- 1505.1.5** Wood shake and shingle roofs are not permitted except for minor repairs no larger than one roofing square in area.

15.04.110 Section 3111.2.3.3 Item 1 amended.

Section 3111.2.3.3 Item 1 of the CBC is amended to read as follows:

1. In buildings or structures without an automatic fire sprinkler system, and without smoke and heat removal as prescribed by CBC section 910, arrays shall be not greater than fifty (50) feet by fifty (50) feet in distance in either axis in order to create opportunities for fire department smoke ventilation operations.

In buildings or structures with an automatic fire sprinkler system, or with smoke and heat removal as prescribed by CBC section 910, arrays shall be not greater than one-hundred and fifty (150) feet by one-hundred and fifty (150) feet.

15.04.120 Section 3202.5 added—Special provisions for SP 182.

Section 3202.5 of the CBC is added to read as follows:

3202.5 Special Provisions for SP 182. No part of any structure or any appendage thereto, except signs, shall project beyond the property line of the building site, except as specific in this chapter. Structures or appendages regulated by this code shall be constructed of materials as specified in Section 705.

The projection of any structure or appendage shall be the distance measured horizontally from the property line to the outermost point of the projection.

Nothing in this code shall prohibit the construction and use of a structure between buildings and over or under a public way, provided the structure complies with all requirements of this code.

Nothing in this code shall prohibit the construction and use of a structure over a public way, provided that the structure is located in the area known as special development area No. 9, regulated by specific plan 182, and is located on Main Street between Ballantyne Street/Avocado Avenue on the east and Chambers Street on the west, and further, where the structure constructed over a public way is the second story of the structure, extends not more than twelve feet, maintains a minimum eight-foot headroom clearance over the public way, except for support elements, which may bear and reside on public property; further provided that the overhanging portion of the structure shall (1) incorporate sprinkler protection of the public way and be in accordance with the provisions of Chapter 9 of this code and the applicable sections of NFPA 13, and (2) incorporate engineering standards consistent with the provisions for essential services as categorized by Section 1604A.5 and Table 1604A.5 of this code; further, provided that any such structure constructed over a public way is

first approved by way of conditional use permit granted by the city council of the city of El Cajon, and meets all other requirements under the El Cajon Municipal Code, including this code.

No provisions of this chapter shall be construed to permit the violation of other laws or ordinances regulating the use and occupancy of public property.

15.04.130 Section 3302 amended—Construction safeguards and dust control.

- A. Section 3302 is re-titled-Construction Safeguards and Dust Control.
- B. Section 3302 is amended by adding Section 3302.4 to read as follows:

3302.4 Dust control. Dust shall be controlled on construction sites by approved methods so as to protect the health, safety, and welfare of the public.

15.04.140 Section 15.04.140 added—Public nuisance.

Section 15.04.140 is added to read as follows:

15.56.300 Public nuisance. A violation of any provision of the California Building Code as adopted and amended by this chapter is deemed to be a public nuisance and may be abated in accordance with Chapter 1.16 of the El Cajon Municipal Code.

15.04.150 Section 15.04.150 added—Violation-penalty.

Section 15.04.150 is added to read as follows:

It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, remove, improve, convert or demolish, equip, use, occupy, or maintain any building or structure, or cause the same to be done, contrary to or in violation of the provisions of this chapter.

Any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor and subject to the provisions of the general penalty clause as set forth in Section 1.24.010 of this code, or any other penalty adopted by the city.

SECTION 5: This ordinance shall be effective thirty days following its passage and adoption.

ECMC 15.04 - California Building Code (2016 Ed) 102016

First Reading – 10/25/16 (Item No. 13.1 #A)
Second Reading – 11/15/16 (Item No. 3.1 #A)

ORDINANCE NO. ____

AN ORDINANCE REPEALING SECTION 15.20.010 OF
CHAPTER 15.20 OF TITLE 15 OF THE
EL CAJON MUNICIPAL CODE; ADOPTING THE
CALIFORNIA ELECTRICAL CODE, 2016 EDITION,
AS AMENDED, BY REFERENCE; AND
ADDING A NEW SECTION 15.20.010
TO CHAPTER 15.20 OF TITLE 15
OF THE EL CAJON MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN AS
FOLLOWS:

SECTION 1: The purpose of this ordinance is to establish the minimum requirements for the protection of life, limb, health, property, safety and welfare of the general public, and of the owners and occupants of residential buildings in the City of El Cajon, and maintenance of all buildings and structures within the City, and incidental matters relating thereto through the adoption of the California Electrical Code, 2016 Edition, with such modifications as set forth in Chapter 15.20 of the El Cajon Municipal Code.

SECTION 2: Pursuant to Health and Safety Code Sections 17958.5 and 17958.7, the City Council makes the following finding:

Local climatic, geographical and topographical conditions, specifically the terrain, rate of population growth, housing and occupancy conditions and needs, and the environment existing in the City of El Cajon constitute conditions which require that the California Electrical Code be modified as set forth herein.

SECTION 3: Section 15.20.010 of Chapter 15.20 of Title 15 of the El Cajon Municipal Code is hereby repealed.

SECTION 4: A new Section 15.20.010 of Chapter 15.20 is hereby added to Title 15 of the El Cajon Municipal Code to read as follows:

Chapter 15.20 CALIFORNIA ELECTRICAL CODE

15.20.010 California Electrical Code, 2016 Edition—Adopted by reference.

The California Electrical Code, 2016 Edition, as published by the International Code Council, is adopted as the electrical code of the city (the “electrical code”), except as hereinafter modified, amended, repealed or deleted, and is by this reference made a part hereof as though fully set out herein.

The requirements of the electrical code shall apply to all residential, commercial and industrial electrical installations. All electrical installations that are under the

jurisdiction of the California Division of Industrial Safety shall also comply with the requirements of the electrical safety orders of the Department of Industrial Relations of the state of California.

SECTION 5: This ordinance shall be effective thirty days following its passage and adoption.

ECMC 15.20 - California Electrical Code (2016 Ed) 091216

First Reading – 10/25/16 (Item No. 13.1 #B)
Second Reading – 11/15/16 (Item No. 3.1 #B)

ORDINANCE NO. ____

AN ORDINANCE REPEALING CHAPTER 15.48 OF TITLE 15
OF THE EL CAJON MUNICIPAL CODE; ADOPTING THE
CALIFORNIA MECHANICAL CODE, 2016 EDITION,
AS AMENDED, BY REFERENCE; AND
ADDING A NEW CHAPTER 15.48 TO TITLE 15
OF THE EL CAJON MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN AS
FOLLOWS:

SECTION 1: The purpose of this ordinance is to establish the minimum requirements for the protection of life, limb, health, property, safety and welfare of the general public, and of the owners and occupants of residential buildings in the City of El Cajon, and maintenance of all buildings and structures within the City, and incidental matters relating thereto through the adoption of the California Mechanical Code, 2016 Edition, with such modifications as set forth in Chapter 15.48 of the El Cajon Municipal Code.

SECTION 2: Pursuant to Health and Safety Code Sections 17958.5 and 17958.7, the City Council makes the following finding:

Local climatic, geographical and topographical conditions, specifically the terrain, rate of population growth, housing and occupancy conditions and needs, and the environment existing in the City of El Cajon constitute conditions which require that the California Mechanical Code be modified as set forth herein.

SECTION 3: Chapter 15.48 of Title 15 of the El Cajon Municipal Code is hereby repealed in its entirety.

SECTION 4: A new Chapter 15.48 is hereby added to Title 15 of the El Cajon Municipal Code to read as follows:

Chapter 15.48 CALIFORNIA MECHANICAL CODE

15.48.010 California Mechanical Code, 2016 Edition—Adopted by reference.

The California Mechanical Code, 2016 Edition, including Appendix Chapters B, C and D, as published by the International Code Council, as the mechanical code of the city (the “mechanical code”), regulating the complete installation and maintenance of heating, ventilating, comfort cooling and refrigeration systems in the city, and providing for the issuance of permits and collection of fees therefor. Each and all of such regulations, provisions, penalties, conditions and terms of the California Mechanical Code, 2016 Edition, are referred to, adopted, and made a part of this chapter as though fully set forth in this chapter, excepting such portions as are deleted, modified, added or

amended by this chapter. The mechanical code is hereinafter referred to as the "CMC," and one copy is on file in the office of the city clerk.

15.48.020 Interpretation.

The language used in this chapter and in the California Mechanical Code is intended to convey the common and accepted meaning familiar to the construction industry. The building official is authorized to determine the intent and meanings of any provisions of this code.

15.48.030 Liability unaffected by chapter.

The CMC shall not be construed to relieve from or lessen the responsibility of any party owning, operating, controlling or installing any plumbing, piping, fixtures, appliances or materials for damage to persons or property caused by any defect therein, nor shall the City or any officer or employee thereof enforcing this code be held as assuming any such liability by reason of the inspections authorized herein in accordance with the provisions of this chapter.

15.48.040 Section 104.3.2 Amended—Plan Review Fees.

The third and fourth paragraphs of Section 104.3.2 of the CMC are amended to read as follows:

The plan review fees specified in this subsection are separate fees from permit fees specified in the City of El Cajon Schedule of Miscellaneous Fees and are in addition to permit fees.

When plans are incomplete or changed so as to require additional review, a fee shall be charged at the rate as specified on the City's fee schedule.

15.48.050 Section 104.5 Amended, Table 104.5 deleted—Fees.

Section 104.5 of the CMC is amended to read as follows:

104.5 Fees. The permit fees for all Building and Fire Safety Division transactions of the city of El Cajon shall be set by the city council by resolution, and may be amended from time to time, to be listed in the City of El Cajon Schedule of Miscellaneous Fees.

Table 104.5 of the CMC is deleted.

15.48.060 Division II Section 107 Amended—Board of Appeals

Division II Section 107.1 of the CMC is amended to read as follows:

107.1 Board of Appeals. Appeals to the decisions or determinations made by the building official relative to the application and interpretation of the mechanical code as adopted by the city, shall be heard in accordance with the board of appeals procedure as outlined in the California Building Code as amended by Chapter 15.04 of the El Cajon Municipal Code.

15.48.070 Public nuisance.

A violation of any provision of the California Mechanical Code as adopted and amended by this chapter is deemed to be a public nuisance and may be abated in accordance with Chapter 1.16 of the El Cajon Municipal Code.

15.48.080. Violation-Penalty.

Any person, firm or corporation violating any of the provisions of this chapter shall be subject to the provisions of the general penalty clause as set forth in Section 1.24.010 of this code, or any other penalty adopted by the City.

SECTION 5: This ordinance shall be effective thirty days following its passage and adoption.

ECMC 15.48 - California Mechanical Code (2016 Ed) 091216

First Reading – 10/25/16 (Item No. 13.1 #C)
Second Reading – 11/15/16 (Item No. 3.1 #C)

ORDINANCE NO. ____

AN ORDINANCE REPEALING CHAPTER 15.52
OF TITLE 15 OF THE EL CAJON MUNICIPAL CODE;
ADOPTING THE CALIFORNIA PLUMBING CODE,
2016 EDITION, AS AMENDED, BY REFERENCE; AND
ADDING A NEW CHAPTER 15.52 TO TITLE 15
OF THE EL CAJON MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN AS
FOLLOWS:

SECTION 1: The purpose of this ordinance is to establish the minimum requirements for the protection of life, limb, health, property, safety and welfare of the general public, and of the owners and occupants of residential buildings in the City of El Cajon, and maintenance of all buildings and structures within the City, and incidental matters relating thereto through the adoption of the California Plumbing Code, 2016 Edition, with such modifications as set forth in Chapter 15.52 of the El Cajon Municipal Code.

SECTION 2: Pursuant to Health and Safety Code Sections 17958.5 and 17958.7, the City Council makes the following finding:

Local climatic, geographical and topographical conditions, specifically the terrain, rate of population growth, housing and occupancy conditions and needs, and the environment existing in the City of El Cajon constitute conditions which require that the California Plumbing Code be modified as set forth herein.

SECTION 3: Chapter 15.52 of Title 15 of the El Cajon Municipal Code is hereby repealed in its entirety.

SECTION 4: A new Chapter 15.52 is hereby added to Title 15 of the El Cajon Municipal Code to read as follows:

Chapter 15.52 CALIFORNIA PLUMBING CODE

15.52.010 California Plumbing Code, 2016 Edition—Adopted by reference.

The California Plumbing Code, 2016 Edition, including, Appendix A and Appendix B, as published by the International Code Council, is adopted as the plumbing code of the city (the "plumbing code"), establishing requirements, rules and standards for plumbing installations and materials, providing for the issuance of permits and the collection of fees. Each and all of such regulations, provisions, penalties, conditions and terms of the California Plumbing Code, 2016 Edition, are referred to, adopted, and made a part of this chapter as though fully set forth in this chapter, excepting such portions as are deleted, modified, added or amended by this chapter. The plumbing

code is referred to in this chapter as the “CPC,” and one copy is on file in the office of the city clerk.

15.52.020 Interpretation.

The language used in this chapter and in the California Plumbing Code is intended to convey the common and accepted meaning familiar to the plumbing industry. The building official is authorized to determine the intent and meanings of any provisions of this code.

15.52.030 Liability unaffected by chapter.

This chapter shall not be construed to relieve from or lessen the responsibility of any party owning, operating, controlling or installing any plumbing, piping, fixtures, appliances or materials for damage to persons or property caused by any defect therein, nor shall the city or any officer or employee thereof enforcing the plumbing code be held as assuming any such liability by reason of the inspections authorized in this chapter in accordance with the provisions of this chapter.

15.52.040 Division II, Section 104.3.2 amended—Plan Review Fees.

The third and fourth paragraphs of Section 104.3.2 of the CPC are amended to read as follows:

The plan review fees specified in this subsection are separate fees from permit fees specified in the City of El Cajon Schedule of Miscellaneous Fees and are in addition to permit fees.

When plans are incomplete or changed so as to require additional review, a fee shall be charged at the rate as specified on the city’s schedule of fees.

15.52.050 Division II, Section 104.5 amended—Fees.

Section 104.5 of the CPC is amended to read as follows:

104.5 Fees. The permit fees for all Building and Fire Safety Division transactions of the city of El Cajon shall be set by the city council by resolution, and may be amended from time to time, to be listed in the city of El Cajon Schedule of Miscellaneous Fees.

15.52.060 Division II, Section 107.1 amended—Board of Appeals.

Section 107.1 of the CPC is amended to read as follows:

107.1 Board of Appeals. Appeals to the decisions or determinations made by the building official relative to the application and interpretation of

the plumbing code adopted by the city, shall be heard in accordance with the board of appeals procedure as outlined in the California Building Code as amended by Chapter 15.04 of the El Cajon Municipal Code.

15.52.070 Public nuisance.

A violation of any provision of the California Plumbing Code as adopted and amended by this chapter is deemed to be a public nuisance and may be abated in accordance with Chapter 1.16 of the El Cajon Municipal Code.

15.52.080 Violation-Penalty.

Any person, firm or corporation violating any of the provisions of this chapter shall be subject to the provisions of the general penalty clause as set forth in Section 1.24.010 of this code, or any other penalty adopted by the city.

SECTION 5: This ordinance shall be effective thirty days following its passage and adoption.

ECMC 15.52 - California Plumbing Code (2106 Ed) 102016

First Reading – 10/25/16 (Item No. 13.1 #D)
Second Reading – 11/15/16 (Item No. 3.1 #D)

ORDINANCE NO. ____

AN ORDINANCE REPEALING CHAPTER 15.54 OF
TITLE 15 OF THE EL CAJON MUNICIPAL CODE;
ADOPTING THE CALIFORNIA RESIDENTIAL CODE,
2016 EDITION, AS AMENDED BY REFERENCE;
AND ADDING A NEW CHAPTER 15.54 TO TITLE 15
OF THE EL CAJON MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN AS
FOLLOWS:

SECTION 1: The purpose of this ordinance is to establish the minimum requirements for the protection of life, limb, health, property, safety and welfare of the general public, and of the owners and occupants of residential buildings in the City of El Cajon, and maintenance of all buildings and structures within the City, and incidental matters relating thereto through the adoption of the California Residential Code, 2016 Edition, with such modifications as set forth in Chapter 15.54 of the El Cajon Municipal Code.

SECTION 2: Pursuant to Health and Safety Code Sections 17958.5 and 17958.7, the City Council makes the following finding:

Local climatic, geographical and topographical conditions, specifically the terrain, rate of population growth, housing and occupancy conditions and needs, and the environment existing in the City of El Cajon constitute conditions which require that the California Residential Code be amended as set forth herein.

SECTION 3: Chapter 15.54 of Title 15 of the El Cajon Municipal Code is hereby repealed in its entirety.

SECTION 4: A new Chapter 15.54 is hereby added to Title 15 of the El Cajon Municipal Code to read as follows:

Chapter 15.54 CALIFORNIA RESIDENTIAL CODE

15.54.010 California Residential Code, 2016 Edition—Adopted by reference.

The California Residential Code, 2016 Edition, as published by the International Code Council, excluding section R103 and including appendix chapters H, K, U and V, is adopted by reference as the residential building code of the city (the "residential building code"), for regulating the construction, erection, enlargement, repair, removal, demolition, occupancy, equipment, use, height, area and maintenance of all residential buildings and structures in the city, providing for the issuance of permits therefore, and each and all such regulations, provisions, penalties, conditions and terms of the California Residential Code, 2016 Edition, are referred to, adopted and made a part of this chapter as though fully set out in

this chapter, excepting such portions as are added, deleted, modified or amended by this chapter. The California Residential Code is referred to in this chapter as the "CRC," and one copy is on file in the office of the city clerk.

15.54.020 Section R112.1 amended—General.

Section R112.1 is amended to read as follows:

R112.1 General. Appeals to the decisions or determinations made by the building official relative to the application and interpretation of the California Residential Code adopted by the city, shall be heard in accordance with the board of appeals procedure as outlined in the California Building Code as amended by Chapter 15.04 of the El Cajon Municipal Code.

15.54.030 Section Table R301.2(1) amended—Climatic and Geographic Design Criteria.

Table R301.2(1) is amended as follows:

| Climatic and Geographic Design Criteria | | | | | | | | | | | | | |
|---|-------------|---------------------|---------------------|------------------------|---------------------------------|------------------------|------------------|---------|---------------------|-----------------------------------|--|--------------------|-------------------|
| Ground Snow Load | Wind Design | | | | Seismic design Category | Subject to Damage From | | | Winter Design Temp. | Ice Barrier Underlayment Required | Flood Hazard | Air Freezing Index | Mean Annual Temp. |
| | Speed mph | Topographic Effects | Special Wind Region | Wind Borne Debris Zone | | Weathering | Frost Line Depth | Termite | | | | | |
| Zero | 85 | No | No | No | D ₁ , D ₂ | Negligible | 12 | No | 44 | No | (a) 9/23/97 (b) 6/19/97 (c) 6/19/97 1634, 1653, 1654, 1660, 1661, 1662, 1666 | 0 | 64 |

15.54.040 Section R313.2 exception deleted.

The exception to Section R313.2 is deleted.

15.54.050 Section R313.2.2 added—Additions and Alterations.

Section R313.2.2 is added to read as follows:

Section R313.2.2 Additions and Alterations. Additions to R-3 and U occupancies will require an automatic fire sprinkler system throughout the entire building when the added square footage is more than 50% of the

existing building area and the combined square footage has created deficient fire flow in the available water supply as required per CFC section 507.3, or when the added square footage is more than 50% of the existing square footage and the fire hydrant spacing is deficient.

15.54.060 Section R902.2 retitled and amended—Fire-retardant-treated shingles and shakes prohibited.

Section R902.2 is retitled as: Wood shake and shingle roofs prohibited.

Section R902.2 is amended to read as follows:

R902.2 Wood shake and shingle roofs prohibited. Wood shake and shingle roofs are not permitted except for minor repairs no larger than one roofing square in area.

15.16.070 Public Nuisance.

A violation of any provision of the CRC as adopted and amended by this chapter is deemed to be a public nuisance and may be abated in accordance with Chapter 1.16 of this code.

15.16.080 Violation—Penalty.

Any person, firm or corporation violating any of the provisions of this chapter shall be subject to the provisions of the general penalty clause as set forth in Section 1.24.010 of this code, or any other penalty adopted by the city.

SECTION 5: This ordinance shall be effective thirty days following its passage and adoption.

ECMC 15.54 - California Residential Code (2016 Ed) 091916

First Reading – 10/25/16 (Item No. 13.1 #E)
Second Reading – 11/15/16 (Item No. 3.1 #E)

ORDINANCE NO. ____

AN ORDINANCE REPEALING CHAPTER 15.56 OF TITLE 15
OF THE EL CAJON MUNICIPAL CODE; ADOPTING
THE CALIFORNIA FIRE CODE, 2016 EDITION, AS
AMENDED, BY REFERENCE; AND ADDING
A NEW CHAPTER 15.56 TO TITLE 15 OF
THE EL CAJON MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN AS
FOLLOWS:

SECTION 1: The purpose of this ordinance is to establish the minimum requirements for the protection of life, limb, health, property, safety and welfare of the general public, and of the owners and occupants of commercial and residential buildings in the City of El Cajon, and maintenance of all buildings and structures within the city, and incidental matters relating thereto through the adoption of the California Fire Code, 2016 Edition, with such modifications as set forth in Chapter 15.56 of the El Cajon Municipal Code.

SECTION 2: Pursuant to Health and Safety Code Sections 17958.5 and 17958.7, the City Council makes the following finding:

Local climatic, geographical and topographical conditions, specifically the terrain, rate of population growth, housing and occupancy conditions and needs, and the environment existing in the City of El Cajon constitute conditions which require that the California Fire Code be modified as set forth herein.

SECTION 3: Chapter 15.56 of Title 15 of the El Cajon Municipal Code is hereby repealed in its entirety.

SECTION 4: A new Chapter 15.56 is hereby added to Title 15 of the El Cajon Municipal Code to read as follows:

Chapter 15.56 CALIFORNIA FIRE CODE

15.56.010 California Fire Code, 2016 Edition—Adopted by reference.

The California Fire Code, 2016 Edition, including Appendix Chapters 4, B, BB, C, CC, D, H, and N, but excluding Sections 103, 109, and 111.4, as published by the International Code Council, is adopted by reference as the fire code of the city (the "fire code"), for protecting the interests of health, life, and safety as they relate to the use or occupancy of buildings or premises. All of the regulations, provisions, penalties, conditions and terms of the California Fire Code, 2016 Edition, are referred to, adopted and made a part of this chapter as though fully set out in this chapter, excepting such portions as are added, deleted, modified

or amended by this chapter. The California Fire Code is referred to in this chapter as the "CFC," and one copy is on file in the office of the city clerk.

15.56.020 Section 101.1 amended—Title.

Section 101.1 of the CFC is amended to read as follows:

101.1 Title. These regulations will be known as the Fire Code of the City of El Cajon, hereinafter referred to as "this code."

15.56.030 Section 105.1.1.1 added—Schedule of Fees.

Section 105.1.1.1 of the CFC is added to read as follows:

105.1.1.1 Schedule of fees. The permit fees for all permits authorized by this code shall be as listed in the City of El Cajon Schedule of Miscellaneous Fees.

15.56.040 Section 105.3.1 amended—Expiration.

Section 105.3.1 of the CFC is amended to read as follows:

105.3.1 Expiration. An operational permit shall remain in effect until reissued, renewed, or revoked, or for such a period of time as specified in the permit. Construction permits shall automatically become invalid unless the work authorized by such permit is commenced within one hundred eighty (180) days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of one hundred eighty (180) days after the time the work is commenced. The maximum life of any construction permit is three (3) years. If a final inspection is not obtained within the three (3) year time period, the permit will become invalid and a new permit will be required. Before such work recommences, a new permit shall be first obtained and the fee to recommence work, if any, shall be one-half (1/2) the amount required for a new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one (1) year. Permits are not transferable and any change in occupancy, operation, tenancy, or ownership shall require that a new permit be issued.

15.56.050 Section 108 amended—Board of Appeals.

Section 108 of the CFC is amended to read as follows:

Appeals Board. Appeals to the decisions or determinations made by the building official/fire marshal, or fire code official relative to the application and interpretation of the fire code adopted by the city, shall be heard in

accordance with the board of appeals procedure as outlined in the California Building Code as amended by Chapter 15.04 of the El Cajon Municipal Code.

15.56.060 Section 202 amended—Definitions.

Section 202 of the CFC is amended by adding the following definitions:

Accessory Structure is a building or structure used to shelter or support any material, equipment, chattel, or occupancy other than a habitable building.

Combustible Vegetation is material that in its natural state will readily ignite, burn and transmit fire from the vegetative growth to any structure; this includes ground fuels which are any native or landscape vegetation not considered a tree and generally in contact with the ground.

Fire Authority Having Jurisdiction (FAHJ) is the designated entity providing enforcement of fire regulations as they relate to planning, construction, and development. This entity may also provide fire suppression and other emergency services.

Fire Department is any regularly organized fire department, fire protection district, a legally formed volunteer fire department recorded with the County of San Diego, or fire company regularly charged with the responsibility of providing fire protection to the jurisdiction.

Fire Hazard is anything that increases or could create an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or anything or act which could obstruct, delay, hinder or interfere with the operations of the fire department or egress of occupants in the event of fire.

Hazardous Fire Area is any geographic area mapped by the State or local jurisdiction as a high or very high fire hazard area, or as set forth by the FAHJ that contains the type and condition of vegetation, topography, weather, and structure density to potentially increase the possibility of vegetation conflagration fires shall be considered a hazardous fire area.

Heavy Timber Construction as described in the California Building Code.

Off-site Roadway is a road, street, public highway, or private road used for fire apparatus access from a publicly maintained road to the boundary of the subject property.

On-site Roadway is a road, street, public highway, private road, or driveway used for fire apparatus access within the boundaries of the subject property or land division.

Planning Authority Having Jurisdiction (PAHJ) is the identified authority regulating and enforcing planning and/or construction standards.

Response Time is the elapsed time from the fire department's receipt of the first alarm to when the first fire unit arrives at the scene.

Travel time is the estimated time it would take for a responding agency to travel from the fire station to the furthest structure in a proposed development project, determined by measuring the safest, most direct, appropriate, and reliable route with consideration given to safe operating speeds for heavy fire apparatus.

Vegetation Conflagration is an uncontrolled fire spreading through vegetative fuels, and exposing and consuming structures in the advancing path of fire.

15.56.070 Section 503.2.1 amended—Dimensions.

Section 503.2.1 of the CFC is amended to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed improved width of not less than twenty (20) feet, except for single family residential driveways not exceeding 150 feet in length from the public right-of-way and serving no more than two single family dwellings, shall have a minimum of sixteen (16) feet unobstructed improved width. Any of the following, which have separated lanes of one way traffic; gated entrances with card readers; guard stations or center medians, are allowed, provided that each lane is not less than fourteen (14) feet wide. All fire apparatus access roads shall have an unobstructed vertical clearance of not less than thirteen feet six inches (13'6"). Vertical clearance or road widths shall be increased when, in the opinion of the fire code official, vertical clearances or road widths are not adequate to provide fire apparatus access.

Exception: Upon approval of the fire code official, vertical clearance or road width may be reduced as long as the reduction does not impair access by fire apparatus. In cases where the vertical clearance has been reduced, approved signs shall be installed and maintained indicating the amount of vertical clearance.

15.56.080 Section 503.3.1 added—Fire Lane Designation.

Section 503.3.1 of the CFC is added to read as follows:

503.3.1 Fire lane designation. Where the fire code official determines that it is necessary to ensure adequate fire access, the fire code official may designate existing roadways as fire access roadways as provided by Vehicle Code Section 22500.1 (public) or 22658(a) (private).

15.56.090 Section 505.1 amended—Premises Identification.

Section 505.1 of the CFC is amended to read as follows:

Section 505.1 Address Identification; Address Numbers. Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: minimum three inches (3") high with a one-half inch (½") stroke for individual suites and apartments, minimum four inches (4") high with a one-half inch (½") stroke for residential buildings, minimum eight inches (8") high with a one-half inch (½") stroke for commercial, multi-residential buildings, and industrial buildings. Additional numbers shall be required where deemed necessary by the fire code official, such as rear access doors, building corners, and entrances to commercial centers. The fire code official may require larger address numbers based on visibility and the needs of emergency response personnel.

15.56.100 Section 505.3 added—Response Map Updates.

Section 505.3 of the CFC is added to read as follows:

505.3 Response Map Updates. Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in a format compatible with current department mapping services, and shall be charged a reasonable fee for updating all response maps.

15.56.110 Section 506.1 amended—Key Boxes.

Section 506.1 of the CFC is amended to read as follows:

506.1 Where required. All central station-monitored fire detection systems and fire sprinkler systems shall have an approved emergency key access box on site in an approved location. In addition, Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be

installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.

15.56.120 Section 507.5.1.1 amended—Hydrant for Standpipe Systems.

Section 507.5.1.1 of the CFC is amended to read as follows:

507.5.1.1 Hydrant for Standpipe Systems. Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within fifty (50) feet of the fire department connection.

Exception: The distance shall be permitted to exceed fifty (50) feet where approved by the fire code official.

15.56.130 Section 605.11.1.3.3 amended—Smoke Ventilation.

Section 605.11.1.3.3 of the CFC is amended to read as follows:

1. In buildings or structures without an automatic fire sprinkler system, and without smoke and heat removal as prescribed by CBC Section 910, arrays shall be not greater than fifty (50) feet by fifty (50) feet in distance in either axis in order to create opportunities for fire department smoke ventilation operations.
2. In buildings or structures with an automatic fire sprinkler system, or with smoke and heat removal as prescribed by CBC Section 910, arrays shall be not greater than one-hundred and fifty (150) feet by one-hundred and fifty (150) feet in distance in either axis in order to create opportunities for fire department smoke ventilation operations.

15.56.140 Section 903.2 amended—Where required.

Section 903.2 of the CFC is amended to read as follows:

903.2 Where required. Approved automatic fire sprinkler systems are required in all new structures, and in locations described in Sections 903.2.1 through 903.2.12 where a change of occupancy occurs. Fire barriers, partitions and walls, regardless of rating, shall not be considered as creating separate buildings for purposes of determining fire sprinkler requirements. Mezzanines shall be included in the total square footage calculation. For additions, in other than R-3 and U occupancies, an automatic fire sprinkler system installed in accordance Section 903.2 shall be required to be installed throughout structures when the added square footage has caused deficient fire flow in the available water supply as required per Section 507.3, or where hydrant spacing is deficient.

Additions to R-3 and U occupancies will require an automatic fire sprinkler system installed in accordance with 903.2 throughout the entire building when the added square footage is more than 50% of the existing building area and the combined square footage has created deficient fire flow in the available water supply as required per Section 507.3, or when the added square footage is more than 50% of the existing square footage and the fire hydrant spacing is deficient. The fire code official may require an automatic sprinkler system be installed in buildings where no water main exists to provide the required fire flow or where a special hazard exists such as: poor access roads, grade and canyon rims, hazardous brush and response times greater than five (5) minutes by a the fire department. When fire sprinklers are required under additions, this shall mean the entire structure or structures shall be equipped with fire sprinklers. The fire code official may require that other protective measures be taken based on existing conditions and/or potential hazards.

Exceptions:

1. Unless required by other sections of this code, non-residential occupancies not greater than one thousand (1,000) square feet which are of ignition-resistant construction or as determined by the fire code official to not present a significant fire hazard.
2. Agricultural buildings constructed of wood or metal frames, over which fabric or similar material is stretched, which are specifically used as green houses are exempt from the automatic sprinkler requirements unless physically connected to other structures.
3. Unless required by other sections of this code, ancillary structures less than five hundred (500) square feet and not determined to be a significant fire hazard by the fire code official.

15.56.150 Section 3318 added—Fuel modification or vegetation modification.

Section 3318 of the CFC is added to read as follows:

Section 3318 Fuel Modification or Vegetation Modification.

3318.1 Fuel modification zone during construction. Any person doing construction of any kind which requires a permit under this code or the building code shall install a fuel modification zone as approved by the fire code official, prior to allowing any combustible material to arrive on the site and shall maintain the zone during the duration of the project.

15.56.160 Section 5001.5.1.1 added—HMMP Approved Location.

Section 5001.5.1.1 of the CFC is added to read as follows:

5001.5.1.1 HMMP approved location. The hazardous materials management plan shall be placed in an approved location, in a security box or other method of storage as approved by the fire code official or designated representative.

15.56.170 Section 5704.2.9.6.1 amended—Location where above-ground tanks are prohibited.

Section 5704.2.9.6.1 of the CFC is amended to read as follows:

5704.2.9.6.1 Location where above-ground tanks are prohibited. Storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited except for zones classified as commercial or industrial.

15.56.180 Section 5706.2.4.4 amended—Location where above-ground tanks are prohibited.

Section 5706.2.4.4 of the CFC is amended to read as follows:

5706.2.4.4 Location where above-ground tanks are prohibited. Storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited except for zones classified as commercial or industrial.

15.56.190 Section 5806.2 amended—Limitations.

Section 5806.2 of the CFC is amended to read as follows:

5806.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited except for zones classified as commercial or industrial.

15.56.200 Section 6104.2 amended—Maximum capacity within established limits.

Section 6104.2 of the CFC is amended to read as follows:

6104.2 Maximum capacity within established limits. The geographic limits in which the bulk storage of liquefied petroleum gas is prohibited for the protection of heavily populated and congested areas is hereby established as jurisdiction limits of the City of El Cajon except for areas zoned for industrial use.

15.56.210 Section 15.56.300 added—Public nuisance.

Section 15.56.300 is added to read as follows:

A violation of any provision of the California Fire Code as adopted and amended by this chapter is deemed to be a public nuisance and may be abated in accordance with Chapter 1.16 of the El Cajon Municipal Code.

15.56.220 Section 15.56.310 added—Violation-Penalty.

Section 15.56.310 is added to read as follows:

It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, remove, improve, convert or demolish, equip, use, occupy, or maintain any building or structure, or cause the same to be done, contrary to or in violation of the provisions of this chapter.

Any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor and subject to the provisions of the general penalty clause as set forth in Section 1.24.010 of this code, or any other penalty adopted by the city.

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

ECMC 15.56 - California Fire Code (2016 Ed) 102016

First Reading – 10/25/16 (Item No. 13.1 #F)
Second Reading – 11/15/16 (Item No. 3.1 #F)

ORDINANCE NO. ____

AN ORDINANCE REPEALING CHAPTER 15.60 OF TITLE 15
OF THE EL CAJON MUNICIPAL CODE; ADOPTING THE
CALIFORNIA GREEN BUILDING STANDARDS CODE,
2016 EDITION, AS AMENDED, BY REFERENCE;
AND ADDING A NEW CHAPTER 15.60 TO TITLE 15
OF THE EL CAJON MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN AS
FOLLOWS:

SECTION 1: The purpose of this ordinance is to establish the minimum requirements for the protection of life, limb, health, property, safety and welfare of the general public, and of the owners and occupants of residential buildings in the City of El Cajon, and maintenance of all buildings and structures within the City, and incidental matters relating thereto through the adoption of the California Green Building Standards Code, 2016 Edition, with such modifications as set forth in Chapter 15.60 of the El Cajon Municipal Code.

SECTION 2: Pursuant to Health and Safety Code Sections 17958.5 and 17958.7, the City Council makes the following finding:

Local climatic, geographical and topographical conditions, specifically the terrain, rate of population growth, housing and occupancy conditions and needs, and the environment existing in the City of El Cajon constitute conditions which require that the California Green Building Standards Code be amended as set forth herein.

SECTION 3: Chapter 15.60 of Title 15 of the El Cajon Municipal Code is hereby repealed in its entirety.

SECTION 4: A new Chapter 15.60 is hereby added to Title 15 of the El Cajon Municipal Code to read as follows:

15.60.010 Green Building Standards Code, 2016 Edition—Adopted by reference.

The California Green Building Standards Code, 2016 Edition, including appendix chapters A4 and A5, as published by the International Code Council, is adopted by reference as the green building code of the city (the "green building code"), for regulating green construction practices in residential and commercial construction. Each and all such regulations, provisions, penalties, conditions and terms of the California Green Building Standards Code, 2016 Edition, are referred to, adopted and made a part of this chapter as though fully set out in this chapter, excepting such portions as are added, deleted, modified or amended by this chapter. The California Green Building Standards Code is referred to in this chapter as the "CGBSC," and one copy is on file in the office of the city clerk.

15.60.020 Board of Appeals.

Appeals to the decisions or determinations made by the building official relative to the application and interpretation of the California Green Building Standards Code shall be heard in accordance with the board of appeals procedure as outlined in the California Building Code as amended by Chapter 15.04 of the El Cajon Municipal Code.

15.60.030 Public nuisance.

A violation of any provision of the CGBSC as adopted and amended by this chapter is deemed to be a public nuisance and may be abated in accordance with Chapter 1.16 of this code.

15.60.040 Violation—Penalty.

Any person, firm or corporation violating any of the provisions of this chapter shall be subject to the provisions of the general penalty clause as set forth in Section 1.24.010 of this code, or any other penalty adopted by the city.

SECTION 5: This ordinance shall be effective thirty days following its passage and adoption.

ECMC 15.60 - California Green Bldg Standards Code (2016 Ed) 091216

First Reading – 10/25/16 (Item No. 13.1 #G)
Second Reading – 11/15/16 (Item No. 3.1 #G)

ORDINANCE NO. ____

AN ORDINANCE REPEALING SECTIONS 15.84.010 AND 15.84.015 OF CHAPTER 15.84 OF TITLE 15 OF THE EL CAJON MUNICIPAL CODE; ADOPTING THE CALIFORNIA EXISTING BUILDING CODE, 2016 EDITION, AS AMENDED, BY REFERENCE; AND ADDING NEW SECTIONS 15.84.010 AND 15.84.015 TO CHAPTER 15.84 OF TITLE 15 OF THE EL CAJON MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN AS FOLLOWS:

SECTION 1: The purpose of this ordinance is to establish the minimum requirements for the protection of life, limb, health, property, safety and welfare of the general public, and of the owners and occupants of existing buildings in the City of El Cajon, and maintenance of all buildings and structures within the City, and incidental matters relating thereto through the adoption of the California Existing Building Code, 2016 Edition, with such modifications as set forth in Chapter 15.84 of the El Cajon Municipal Code.

SECTION 2: Sections 15.84.010 and 15.84.015 of Chapter 15.84 of Title 15 of the El Cajon Municipal Code are hereby repealed.

SECTION 3: New Sections 15.84.010 and 15.84.015 are hereby added to Chapter 15.84 of Title 15 of the El Cajon Municipal Code to read as follows:

Chapter 15.84 CALIFORNIA EXISTING BUILDING CODE

15.84.010 California Existing Building Code, 2016 Edition—Adopted by reference.

The California Existing Building Code, 2016 Edition, including appendix chapters A1, A3, and A4, but excluding section 103, as published by the International Code Council, is adopted by reference as the existing building code of the city (the “existing building code”), except as hereinafter modified, amended, repealed or deleted, for regulating the construction, erection, enlargement, repair, removal, demolition, occupancy, equipment, use, height, area and maintenance of all buildings and structures in the city, when rebuilding or reconstructing a building or structure damaged by emergencies created by seismic activities, winds, floods, conflagrations, or other such disasters, or for retrofitting of existing buildings for soft story or unreinforced masonry construction, and is by this reference made a part hereof as though fully set out herein. The California Existing Building Code, 2016 Edition, is referred to in this chapter as the “CEBC,” and one copy is on file in the office of the city clerk.

15.84.015 Section 112 Amended – Board of Appeals

Section 112 of the CEBC is amended to read as follows:

112. Board of Appeals. Appeals to the decisions or determinations made by the building official relative to the application and interpretation of the California Existing Building Code adopted by the city, shall be heard in accordance with the board of appeals procedure as outlined in the California Building Code as amended by Chapter 15.04 of the El Cajon Municipal.

SECTION 5: This ordinance shall be effective thirty days following its passage and adoption.

ECMC 15.84 - California Existing Building Code (2016 Ed) 102016

First Reading – 10/25/16 (Item No. 13.1 #H)
Second Reading – 11/15/16 (Item No. 3.1 #H)

ORDINANCE NO. ____

AN ORDINANCE ADDING A NEW CHAPTER 15.88 TO
TITLE 15 OF THE EL CAJON MUNICIPAL CODE; ADOPTING THE
CALIFORNIA HISTORICAL BUILDING CODE, 2016 EDITION,
BY REFERENCE, TO REGULATE ALL HISTORICAL BUILDINGS
AND STRUCTURES IN THE CITY OF EL CAJON

THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN AS
FOLLOWS:

SECTION 1: Chapter 15.88 is hereby added to Title 15 of the El Cajon
Municipal Code to read as follows:

Chapter 15.88 CALIFORNIA HISTORICAL BUILDING CODE

**15.88.010 California Historical Building Code, 2016 Edition—Adopted by
reference.**

The California Historical Building Code, 2016 Edition as published by the
International Code Council, is adopted by reference as the historical building code of the
city (the “existing building code”), except as hereinafter modified, amended, repealed or
deleted, for regulating the construction, erection, enlargement, repair, removal,
demolition, occupancy, equipment, use, height, area and maintenance of all historical
buildings and structures in the city, and is by this reference made a part hereof as
though fully set out herein. The California Historical Building Code, 2016 Edition, is
referred to in this chapter as the “CHBC,” and one copy is on file in the office of the city
clerk.

15.88.020 Public Nuisance

A violation of any provision of the California Historical Building Code as adopted
and amended by this chapter is deemed to be a public nuisance and may be abated in
accordance with Chapter 1.16 of the El Cajon Municipal Code.

15.88.030 Violation Penalty

It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter,
repair, move, remove, improve, convert or demolish, equip, use, occupy, or maintain
any building or structure, or cause the same to be done, contrary to or in violation of the
provisions of this chapter.

Any person, firm or corporation violating any of the provisions of this chapter
shall be deemed guilty of a misdemeanor and subject to the provisions of the general
penalty clause as set forth in Section 1.24.010 of this code, or any other penalty
adopted by the City.

SECTION 2: This ordinance shall be effective thirty days following its passage and adoption.

ECMC 15.88 - California Historical Building Code (2016 Ed) 102016

First Reading – 10/25/16 (Item No. 13.1 #1)

Second Reading – 11/15/16 (Item No. 3.1 #1)

ORDINANCE NO. ____

AN ORDINANCE REPEALING CHAPTER 15.92
OF TITLE 15 OF THE EL CAJON MUNICIPAL CODE;
AND ADDING A NEW CHAPTER 15.92 TO
TITLE 15 OF THE EL CAJON MUNICIPAL CODE
FOR EXPEDITED PROCESSING OF PERMITTING FOR SMALL
ROOFTOP SOLAR, ELECTRIC VEHICLE CHARGING STATIONS,
AND ADVANCED ENERGY STORAGE SYSTEMS

THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN AS
FOLLOWS:

SECTION 1: Chapter 15.92 of Title 15 of the El Cajon Municipal Code is hereby
repealed in its entirety.

SECTION 2: A new Chapter 15.92 is hereby added to Title 15 of the El Cajon
Municipal Code to read as follows:

**Chapter 15.92 EXPEDITED PROCESSING OF PERMITTING FOR SMALL
ROOFTOP SOLAR, ELECTRIC VEHICLE CHARGING
STATIONS, AND ADVANCED ENERGY STORAGE SYSTEMS**

15.92.010 Definitions.

The following words and phrases as used in this section are defined as follows:

“Association,” when used as a noun, means a nonprofit corporation or
unincorporated association created for the purpose of managing a common interest
development.

“Electric vehicle charging station” or “charging station” means any level of
electric vehicle supply equipment station that is designed and built in compliance with
the California Electrical Code, and delivers electricity from a source outside an electric
vehicle into a plug-in electric vehicle.

“Advanced energy storage” means an energy storage system, as defined in
Section 2835 of the Public Utilities Code, as well as an energy storage system that is
designed to provide backup energy services in the event of a grid outage, that is limited
to both of the following:

- (A) Electrochemical energy storage in non-venting packages.
- (B) Customer sited installations.

“Electronic submittal” means the utilization of one or more of the following: electronic mail (i.e., “e-mail), the city’s website operated through the internet, or telefacsimile.

“Small residential rooftop solar energy system” means all of the following:

1. A solar energy system that is no larger than 10 kilowatts alternating current nameplate rating or 30 kilowatts thermal.
2. A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the city and paragraph (iii) of subdivision (c) of Section 714 of the Civil Code, as such section or subdivision may be amended, renumbered, or redesignated from time to time.
3. A solar energy system that is installed on a single or duplex family dwelling.
4. A solar panel or module array that does not exceed the maximum legal building height as defined by title 17 of this code.

“Solar energy system” has the same meaning set forth in paragraphs (1) and (2) of subdivision (a) of section 801.5 of the California Civil Code, as such section or subdivision may be amended, renumbered, or redesignated from time to time.

15.92.020 Applicability.

A. This chapter applies to the permitting of all small residential rooftop solar energy systems, electric vehicle charging stations, and advanced energy storage systems in the city of El Cajon.

B. Small residential rooftop solar energy systems, electric vehicle charging stations, and advanced energy storage systems legally established or permitted prior to the effective date of this chapter are not subject to the requirements of this chapter unless physical modifications or alterations are undertaken that materially change the size, type, or components of a small rooftop energy system, electric vehicle charging stations, or advanced energy storage systems in such a way as to require new permitting. Routine operation and maintenance or like-kind replacements shall not require a permit.

15.92.030 Solar energy system requirements.

A. All solar energy systems shall meet applicable health and safety standards and requirements imposed by the state, federal government, and the city of El Cajon.

B. Solar energy systems for heating water in single-family residences and for heating water in commercial or swimming pool applications shall be certified by an accredited listing agency as defined by the California Plumbing and Mechanical Code.

C. Solar energy systems for producing electricity shall meet all applicable safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

15.92.035 Advanced Energy Storage Systems.

A. All advanced energy storage systems shall meet applicable health and safety standards and requirements imposed by the state, federal government, and the city of El Cajon.

B. All advanced energy storage systems shall be certified by an accredited listing agency as defined by the California Electrical Code.

C. All advanced energy storage systems shall meet all applicable safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

15.92.037 Electric Vehicle Charging Stations.

A. All electric vehicle charging systems shall meet applicable health and safety standards and requirements imposed by the state, federal government, and the city of El Cajon.

B. All electric vehicle charging systems shall be certified by an accredited listing agency as defined by the California Electrical Code.

C. All electric vehicle charging systems shall meet all applicable safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

15.92.040 Streamlining the permit process for small residential solar systems, electric vehicle charging stations, and advanced energy storage systems.

A. All documents required for the submission of an expedited solar energy system, electric vehicle charging station, or advanced energy storage system shall be made available to the public on the city of El Cajon website.

B. Electronic submittal of the required permit application and documents shall be made available to all small residential rooftop solar energy system, electric vehicle charging station, and advanced energy storage system permit applicants.

C. An applicant's electronic signature shall be accepted on all forms, applications, and other documents in lieu of a wet signature.

D. The Building and Fire Safety Division shall maintain a standard plan and checklist of all requirements with which small residential rooftop solar energy systems, electric vehicle charging stations, or advanced energy storage systems shall comply to be eligible for expedited review.

15.92.050 Permit review and inspection requirements.

A. The Building and Fire Safety Division shall issue a building permit in a timely manner after receipt of a complete application that meets the requirements of the approved checklist and standard plan, as well as all applicable local, state and federal requirements for health and safety.

B. Review of the application shall be limited to the building official's review of whether the application meets local, state, and federal health and safety requirements.

C. Any condition imposed on an application shall be designed to mitigate the specific, adverse impact upon health and safety at the lowest possible cost.

D. No approval of any association is required for the issuance of a permit for a solar energy permit, electric vehicle charging station, or advanced energy storage system.

E. If an application is deemed incomplete or requires corrections to be addressed, a written or emailed correction notice detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permit issuance shall be sent to the applicant for resubmission. If the building official finds that the installation of a solar energy system, electric vehicle charging station, or advanced energy storage system will have a specific, adverse, impact upon the public health or safety, requiring a conditional use permit or minor conditional use permit pursuant to Chapter 17.50 of this code the decision shall be in writing, and may be appealed to the Planning Commission as provided in Chapter 17.30. If a minor conditional use permit is required by the building official, based on findings that the solar energy system, electric vehicle charging station, or advanced energy storage system will have a specific, adverse, impact upon the public health or safety, and the director of community development finds that there is no feasible method to satisfactorily mitigate or avoid the specific, adverse, impact, and denies application for a minor conditional use permit, the director's decision may be appealed to the Planning Commission as provided in Chapter 17.30.

F. For a small residential rooftop solar energy system one consolidated building inspection shall be required, which shall be done in a timely manner. If a small residential rooftop solar energy system fails inspection, re-inspections are required. For inspection of electric vehicle charging stations and advanced energy storage systems, final approval shall be granted with the fewest inspections possible to ascertain the safety and code compliance of the system.

SECTION 3: This ordinance shall be effective thirty days following its passage and adoption.

ECMC 15.92 - Expedited Processing for Sm Res Rooftop Solar Energy Sys (2016 Ed) 102016

First Reading – 10/25/16 (Item No. 13.1 #J)

Second Reading – 11/15/16 (Item No. 3.1 #J)