

ONLINE AGENDA INFORMATION

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CITY OF EL CAJON

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

AGENDA



May 9, 2017

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

*The Valley
of
Opportunity*

Bill Wells
Mayor

Bob McClellan
Mayor Pro Tem

Steve Goble
Councilmember

Ben Kalasho
Councilmember

Gary Kendrick
Councilmember

Douglas Williford
City Manager

Morgan Foley
City Attorney

Graham Mitchell
Assistant City Manager

Belinda Hawley
City Clerk



AGENDA



May 9, 2017
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 April 25, 2017, Meeting and the Agenda of the May 9, 2017, Meetings in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- **COMMENDATION:** El Cajon Valley Boys Soccer Team
- **PROCLAMATION:** Bike to Work Week, May 15-19, 2017
- **PROCLAMATION:** Building Safety Month, May 2017
- **PROCLAMATION:** Municipal Clerks Week, May 7-13, 2017
- **PRESENTATION:** April Pool’s Day

AGENDA CHANGES:

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

CONSENT ITEMS: (1.1 – 1.10)

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 April 25, 2017 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 SET PUBLIC HEARING DATE TO AMEND THE 2016 FIVE (5) YEAR TRANSNET REGIONAL TRANSPORTATION IMPROVEMENT PROGRAM (RTIP)
(Report: Dennis Davies, Deputy Director of Public Works)**

RECOMMENDATION: That the City Council directs the City Clerk to set a public hearing on May 23, 2017, at 3:00 p.m., to amend the 2016 Five (5) Year TransNet Regional Transportation Improvement Program (RTIP).

CONSENT ITEMS: (Continued)

- *1.5 APPROPRIATION OF ADDITIONAL SANDAG TRANSNET FUNDS FOR THE OVERLAY THOROUGHFARES 2017 PROJECT, PW3576, BID NO. 008-17 (Report: Dennis Davies, Deputy Director of Public Works)**

RECOMMENDATION: That the City Council:

- Appropriates \$150,000.00 from SANDAG TransNet account EL03, Overlay Thoroughfares, to increase the project budget to accommodate the paving of West Washington Avenue between El Cajon Boulevard and South Johnson Avenue (Regional Arterial) and;
- Authorizes the City Manager to approve a change order for the paving of West Washington Avenue between El Cajon Boulevard and South Johnson Avenue.

- *1.6 RESOLUTION: AWARD OF BID NO. 001-18, PUBLICATION OF LEGAL NOTICES (Report: Nahid Razi, Purchasing Agent)**

RECOMMENDATION: That the City Council adopts the next RESOLUTION in order awarding the bid to the lowest responsive, responsible bidder, East County Gazette, in the estimated amount of \$7,200.00.

- *1.7 RESOLUTION: AWARD OF BID NO. 023-17, 2017 MOTOR VEHICLES (Report: Nahid Razi, Purchasing Agent)**

RECOMMENDATION: That the City Council:

- Consents to withdrawal of North County Ford's bid submission; and
- Adopts the next RESOLUTION in order awarding the bid to the lowest responsive, responsible bidder, Sunroad Auto, LLC dba Kearny Pearson Ford, in the amount of \$664,636.45.

- *1.8 PROGRESS REPORT – DECLARATION OF EMERGENCY FOR STORM DAMAGE (Report: Dennis Davies, Deputy Director of Public Works)**

RECOMMENDATION: That the City Council:

- Determines that there continues to be a State of Emergency to facilitate repairs at various locations throughout the City; and
- Waives bid requirements for emergency repairs in accordance with El Cajon Municipal Code Section 3.20.010 (C).

CONSENT ITEMS: (Continued)

- *1.9 TRAVEL EXPENSES TO ATTEND THE LEAGUE OF CALIFORNIA CITIES LEGISLATIVE ACTION DAY ON APRIL 19, 2017; AND THE ASSEMBLY TRANSPORTATION COMMITTEE MEETING ON APRIL 24 - 25, 2017 – WELLS**
(Report: Graham Mitchell, Assistant City Manager)

RECOMMENDATION: That the City Council review and approve the Claim for Advance/Reimbursement of Travel Expense form for Mayor Bill Wells in accordance with City Council Policy G-1.

- *1.10 REQUEST FOR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP (TSM) 653; 619, 623 LINCOLN AVENUE, ENGINEERING JOB NO. 3331**
(Report: Yazmin Arellano, Deputy Director of Public Works/City Engineer)

RECOMMENDATION: That the City Council grants a one-year time extension for TSM 653, and sets the new expiration date to be May 25, 2018, in accordance with Municipal Code Section 16.12.110.

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.

(Remainder of this page intentionally left blank)

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS:

***3.1 AMENDMENT OF SPECIFIC PLAN NO. 182
(Report: Anthony Shute, Deputy Director of Community Development)**

RECOMMENDATION: That the City Council

- Opens the Public Hearing and receives testimony;
 - Closes the Public Hearing;
- THEN
- Moves to INTRODUCE the next ORDINANCE amending Specific Plan No. 182.

If approved, the Mayor requests the City Clerk to recite the title of the ordinance.

***3.2 ZONING CODE AMENDMENT NO. 432
(Report: Anthony Shute, Deputy Director of Community Development)**

RECOMMENDATION: That the City Council

- Opens the Public Hearing and receives testimony;
 - Closes the Public Hearing;
- THEN
- Moves to Introduce the Ordinance for Zoning Code Amendment No. 432.

If approved, the Mayor requests the City Clerk to recite the title of the ordinance.

***3.3 PUBLIC NUISANCE AT 1305 BROADWAY
(Report: Dan Pavao, Building Official/Fire Marshal)**

RECOMMENDATION: That the City Council

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Deems appropriate the Building Official/Fire Marshal's actions in this case;
- Directs staff to monitor the condition of the property and release power when the building has been rehabilitated; and
- Bills the current property owner for administrative costs in the amount of \$615.00, and staff time in the amount of \$586.25, for a total of \$1,201.25 to be placed as a tax lien if not paid within 90 days.

4. ADMINISTRATIVE REPORTS:

***4.1 CITY COUNCIL MEETING SCHEDULE
(Report: Douglas Williford, City Manager)**

RECOMMENDATION: That the City Council considers canceling one mid-summer City Council meeting for summer recess. Staff is recommending Council discuss and consider cancellation of the August 22, 2017 meeting.

***4.2 PROPOSAL FOR ADDITIONAL FULL TIME CODE COMPLIANCE OFFICER (Report: Douglas Williford, City Manager)**

RECOMMENDATION: That the City Council approve the creation of an additional full time Code Compliance Officer and direct the City Manager to add this position to the FY 17-18 Budget.

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**

***6.2 LEGISLATIVE REPORT**

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 BOB MCCLELLAN

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

***8.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

9.

COUNCILMEMBER BEN KALASHO

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

***9.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

10.

COUNCILMEMBER STEVE GOBLE

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 - Alternate.

***10.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

11. JOINT COUNCILMEMBER REPORTS

***11.1 PROPOSAL FOR A REFERRAL/INCENTIVE PROGRAM FOR ATTRACTING POLICE OFFICERS (Report: Mayor Wells and Councilmember Kendrick)**

RECOMMENDATION: That the City Council direct the City Manager to investigate a referral/incentive program for attracting police officers and return to the City Council with a specific proposal to implement this strategy.

12. GENERAL INFORMATION ITEMS FOR DISCUSSION: None

13. ORDINANCES: FIRST READING – None

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 Session as follows:

15.1 CONFERENCE WITH LABOR NEGOTIATORS pursuant to Government Code Section 54957.6.

Agency Designated Jim Lynch, Director of Administrative Services
Representatives: Steve Berliner, Esq., Liebert Cassidy Whitmore

Employee Organization: El Cajon Professional Firefighters Association - Local 4603
 (ECPFF)
 El Cajon Police Officers' Association Management Group

16. RECONVENE TO OPEN SESSION:

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

ADJOURNMENT: The Regular Joint Meeting of the El Cajon City Council/ El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 9th day of May 2017, is adjourned to Tuesday, May 9, 2017, at 7:00 p.m.

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

Tuesday, May 9, 2017
7:00 p.m.

A G E N D A

COUNCIL CHAMBERS
200 Civic Center Way
El Cajon, California

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

PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

- **AGENDA CHANGES:**
- **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 docket 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.

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

PUBLIC HEARINGS:

- *100 REVIEW OF DRAFT CITY COUNCIL DISTRICT MAPS FOR DISTRICT ELECTIONS
(Report: Brett Channing, Deputy Director of Administrative Services)**

RECOMMENDATION: That the City Council

- Opens the Public Hearing and receives testimony on draft City Council District Maps and election sequence;
- Closes the Public Hearing;
- Approve moving forward with the five (5) maps recommended by the City's Consultants for further discussion and testimony at the May 23, 2017 City Council Public Hearing.

101 ITEMS CONTINUED FROM THE 3:00 P.M. MEETING (IF ANY)

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 9th day of May 2017, is adjourned to Tuesday, May 23, 2017, at 3:00 p.m.



Upcoming Events in El Cajon City Council Meeting For May 9, 2017



May 10 - Antique & Collectible Show. Located at the Unity Church, 311 Highland Avenue in El Cajon, hours are 12:00 noon to 4:00 p.m. See great collectibles, from artwork to jewelry. Appraisals are available for \$5 an item. Free parking and admission. For information, please call (619) 368-2055.

May 10 - Cajon Classic Cruise Car Show: "Herds of Thunderbirds!" The 2017 Season of the Cajon Classic Cruise Car Shows has begun and are hosted by the Downtown El Cajon Business Partners. This weekly event continues every Wednesday night through October 25, from 5:00 p.m. to 8:00 p.m. in the 200 block of East Main Street. For more information, please call (619) 334-3000 or visit www.downtownelcajon.com.

May 11 - The El Cajon Farmers' Market continues every Thursday in Downtown El Cajon, from 3:00 p.m. to 6:00 p.m. at the Prescott Promenade, 201 East Main Street. Enjoy fresh fruit, vegetables, vendors, music, and more! Visit www.elcajonfarmersmarket.org for more information.

May 12 - "Dinner & a Concert" at the Prescott Promenade with the "Clay Colton Band" playing country rock! Enjoy great music and dancing on Friday nights from 6:00 p.m. to 8:00 p.m., May 6 through October 7. The Promenade is located at 201 E. Main Street in Downtown El Cajon. For a complete line-up of concerts, please visit www.downtownelcajon.com.

May 19 and June 2 - Alternate Friday closures for El Cajon City offices. For a full calendar of hours for City offices during 2017, visit www.cityofelcajon.us.

May 20 - America on Main Street - "Come Play for the Day" is the theme of the fourth annual America on Main Street (AMS) City event, scheduled for Saturday, May 20th! Hours are 12:00 noon to 8:00 p.m. in the heart of Downtown El Cajon. This exciting event coincides with Armed Forces Day and celebrates the American spirit, through appreciation and respect of the many diverse ethnic and historical groups located in the community. AMS is a full day of free activities and attractions with three stages of live entertainment, Jimmie Johnson's #48 show car, food booths, a chili cook-off, exciting rides, arts & crafts, a large petting zoo, face painting and so much more! It all takes place on East Main Street and Rea Avenue, between Magnolia Avenue and Ballantyne Street, with free admission and parking. For business sponsorship and volunteer opportunities, visit www.americaonmainstreet.org, or call (619) 441-1762.

May 23 and June 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.

May 29 - City offices will be closed in observance of Memorial Day.

***The El Cajon Gateway - Spring 2017 City News and Guide to Recreation is now available!** The City Guide is available online by visiting www.cityofelcajon.us and going to "In The Spotlight." In addition, copies are available at any of the El Cajon recreation centers, local libraries, and in the lobbies of City Hall and the El Cajon Police Station. For information, call (619) 441-1516.

Stay Informed on City Events, Services & Meetings - Visit the City of El Cajon's website at www.cityofelcajon.us. See all the exciting events and a variety of meetings planned throughout the year. Register for the "E-NOTIFICATION" system and select the information you would like to receive email notifications about, including news releases. It's easy and it's free. In addition, find links and information for various City departments and services.

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



MINUTES

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

April 25, 2017

An Adjourned 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, April 25, 2017, 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:	Goble, Kalasho and Kendrick
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	McClellan
Mayor/Chair present:	Wells
Other Officers present:	Hawley, City Clerk/Secretary Foley, City Attorney/General Counsel Williford, City Manager/Executive Director Mitchell, Assistant City Manager

DRAFT

Councilmember Kalasho, invited Ronnie Murphy, member of El Cajon Legion Post 303, to lead the PLEDGE OF ALLEGIANCE TO FLAG and a 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 April 11, 2017, meeting and the Agenda of the April 25, 2017, meeting in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- **RECOGNITION: Police Officer Louie Michael**
- **PROCLAMATION: Fair Housing Month**
- **PROCLAMATION: Administrative Professionals Day**
- **America on Main Street Overview**

AGENDA CHANGES: None

CONSENT ITEMS: (1.1 – 1.10)

MOTION BY McCLELLAN SECOND BY KENDRICK, to APPROVE Consent Items 1.1 to 1.10.

MOTION CARRIED BY UNANIMOUS VOTE.

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

Approve Minutes of the April 11, 2017 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 INSTALLATION OF STREET LIGHTS (LED RETROFIT PROGRAM 2017) PROJECT, PW3577, RFQ No. 400220 (Report: Yazmin Arellano, City Engineer/Deputy Director of Public Works)

That the City Council accepts the Installation of Street Lights (LED Retrofit Program) Project, PW3577, RFQ Number 400220, 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 COMMUNITY EVENT IN THE RIGHT-OF-WAY – AMERICA ON MAIN STREET (Report: Sara Ramirez, Director of Recreation)

Approve the use of the public right-of-way for America on Main Street.

1.6 PROGRESS REPORT – DECLARATION OF EMERGENCY FOR STORM DAMAGE (Report: Dennis Davies, Deputy Director of Public Works)

- Determines that there continues to be a State of Emergency to facilitate repairs at various locations throughout the City; and
- Waives bid requirements for emergency repairs in accordance with El Cajon Municipal Code Section 3.20.010 (C).

1.7 RESOLUTIONS: APPROVAL OF PLANS AND SPECIFICATIONS FOR ADA PEDESTRIAN CURB RAMPS AND SIDEWALKS 2018, JOB NO. PW3575, BID NO. 005-18 (Report: Yazmin Arellano, City Engineer/Deputy Director of Public Works)

Adopt RESOLUTION NO. 027-17 to Approve Plans and Specifications for ADA Pedestrian Curb Ramps and Sidewalks 2018, PW3575, Bid No. 005-18; and RESOLUTION NO. 028-17 to direct a Notice Inviting Sealed Bids to be opened.

1.8 RESOLUTIONS: APPROVAL OF PLANS AND SPECIFICATIONS FOR PAVEMENT PRESERVATION 2017, JOB NO. PW3578, BID NO. 003-18 (Report: Yazmin Arellano, City Engineer/Deputy Director of Public Works)

Adopt RESOLUTION NO. 029-17 to Approve Plans and Specifications for Pavement Preservation 2017, PW3578, Bid No. 003-18; and RESOLUTION NO. 030-17 to direct a Notice Inviting Sealed Bids to be opened on May 25, 2017.

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CONSENT ITEMS: (Continued)

1.9 RESOLUTIONS: ESTABLISH A NEW CAPITAL IMPROVEMENT PROJECT, FISCAL YEAR 2016-2017, APPROVAL OF PLANS AND SPECIFICATIONS FOR WELLS PARK FENCING, PK3603 BID NO. 004-18 (Report: Yazmin Arellano, City Engineer/Deputy Director of Public Works)

- Establishes a new Capital Improvement Project titled Wells Park Fencing Project No. PK3603;
- Authorizes the transfer of \$100,000.00 in funds from the Van Zanten Park Lighting Improvement Project No. PK3584 to the Wells Park Fencing Project No. PK3603 and establishes a new Project Budget of \$100,000.00 for the Wells park Fencing Project No. PK3603;
- Adopt RESOLUTION NO. 031-17 to approve Plans and Specifications for the Wells Park Fencing Project, and RESOLUTION NO. 032-17 to direct a Notice Inviting Sealed Bids to be opened on May 30, 2017.

1.10 EL CAJON ANIMAL SHELTER PROFESSIONAL SERVICES CONTRACT FOR ENVIRONMENTAL MONITORING AND REPORTING SERVICES, HELIX ENVIRONMENTAL PLANNING INC. (Report: Yazmin Arellano, City Engineer/Deputy Director of Public Works)

Authorizes the City Manager to negotiate and execute a Professional Services Agreement (PSA) with Helix Environmental Planning Inc. (Helix-EPI) for environmental monitoring of construction activities for the new El Cajon Animal Shelter (ECAS).

PUBLIC COMMENT:

George Glover spoke about multiple accidents at the Chase and Avocado intersection, and provided a handout to the **Council** with possible solutions. **Mayor Wells** instructed Staff to give the information provided to the Traffic Department.

Andre Zeehandelaar spoke about the ongoing problems with illegal cannabis dispensaries in the city. He cited the smoke from the shops is affecting nearby businesses. Mr. Zeehandelaar suggested solutions to stop the illegal stores, and thanked **Councilmember Goble** for his help with this issue.

PUBLIC COMMENT: (Contiued)

Mayor Pro Tem McClellan, asked **City Attorney Foley** about what other cities are doing to prevent or stop illegal dispensaries. **City Attorney Foley** stated that the City of El Cajon is pursuing the option to make this type of activity a criminal offense, as is being done by the City of San Diego. He added that the City is considering changes to the Zoning Code to resolve this problem.

City Manager Williford stated that the City is aware of all the illegal dispensaries. The majority have been closed, and we continue to work on closing the rest.

Mr. Zeehandelaar added that local businesses are willing to help in bringing a solution to the problem at hand.

Councilmember Goble, thanked **Mr. Zeehandelaar**, who provided photographs about the magnetic locks being used by illegal dispensaries which create a public safety issue.

Councilmember Kendrick shared his own experience dealing with the illegal dispensaries.

Sunshine Horton shared that the El Cajon Car show is a success and is being talked about all over San Diego County.

2. **WRITTEN COMMUNICATIONS: None**

3. **PUBLIC HEARINGS:**

3.1 **RESOLUTION: FY 2017-2018 ONE YEAR ACTION PLAN (CDBG and HOME)
(Report: Anthony Shute, Deputy Director of Community Development)**

RECOMMENDATION: That the City Council:

- Opens the Public Hearing and accepts public testimony for the One Year Action Plan;
- Closes the Public Hearing;
- Finalizes the allocations of CDBG and HOME funds as a part of the FY 2017-2018 One Year Action Plan; and
- Adopts the next RESOLUTION in order approving and adopting the FY 2017-2018 One Year Action Plan in substantially the form presented, with such non-monetary changes as approved by the City Manager, and authorizing the City Manager or designee to submit the Plan to HUD and to execute all affiliated documents.

PUBLIC HEARINGS: (Item 3.1 - Continued)

DISCUSSION

Deputy Director of Community Development, Anthony Shute gave a summary of the Item.

Mayor Wells opened the public hearing.

No one came forward to speak.

MOTION BY WELLS, SECOND BY KALASHO, to CLOSE the Public Hearing.

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY McCLELLAN, SECOND BY KALASHO, to FINALIZE the allocations of CDBG and HOME funds as a part of the FY 2017-2018 One Year Action Plan; and Adopt RESOLUTION NO. 033-17 approving and adopting the FY 2017-2018 One Year Action Plan in substantially the form presented, with such non-monetary changes as approved by the City Manager, and authorizing the City Manager or designee to submit the Plan to HUD and to execute all affiliated documents.

MOTION CARRIED BY UNANIMOUS VOTE.

3.2

**RESOLUTIONS: DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN SAN DIEGO HABITAT FOR HUMANITY, INC. AND THE EL CAJON HOUSING AUTHORITY
(Report: Anthony Shute, Deputy Director of Community Development)**

RECOMMENDATION: That the City Council, on behalf of the City and in its capacity as the El Cajon Housing Authority:

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Acting as the City Council, adopts the next RESOLUTION in order authorizing the sale of El Cajon Housing Authority-owned property at 812-816 Grossmont Avenue, APN 492-643-09-00;
- Acting as the El Cajon Housing Authority, adopts the next RESOLUTION in order approving the proposed Disposition and Development Agreement (DDA) between San Diego Habitat for Humanity, Inc. and the El Cajon Housing Authority for the sale of the property at 812-816 Grossmont Avenue, APN 492-643-09-00, with such changes as may be approved by the Executive Director;

PUBLIC HEARINGS: (Item 3.2 - Continued)

- Authorizes the Executive Director or designee to execute all documents necessary to implement approved terms and conditions and complete the sale; and
- Appropriates Low and Moderate Income Housing Asset Funds received from the sale of 812-816 Grossmont Avenue to additional First Time Homebuyer activities as budgeted in 298900-LM0702H, as needed to ensure affordability of the homes developed.

DISCUSSION

City Manager Williford gave a brief summary, and introduced, **Deputy Director of Community Development, Anthony Shute** to give details of the Item.

Mayor Wells opened the public hearing.

Lori Holt Pfeiler spoke in support of the project.

Discussion ensued among **Council** and **Ms. Holt Pfeiler** concerning the following:

- Time frame for the third home expected to be built;
- Properties will be sold, rather than rentals;
- Preference will be given to Veterans.

MOTION BY WELLS, SECOND BY McCLELLAN, to CLOSE the Public Hearing.

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY McCLELLAN, SECOND BY KALASHO, to Acting as the City Council, ADOPT RESOLUTION NO. 034-17 in order authorizing the sale of El Cajon Housing Authority-owned property at 812-816 Grossmont Avenue, APN 492-643-09-00; Acting as the El Cajon Housing Authority, ADOPT RESOLUTION NO. ECHA-23 approving the proposed Disposition and Development Agreement (DDA) between San Diego Habitat for Humanity, Inc. and the El Cajon Housing Authority for the sale of the property at 812-816 Grossmont Avenue, APN 492-643-09-00, with such changes as may be approved by the Executive Director; Authorizes the Executive Director or designee to execute all documents necessary to implement approved terms and conditions and complete the sale; and Appropriates Low and Moderate Income Housing Asset Funds received from the sale of 812-816 Grossmont Avenue to additional First Time Homebuyer activities as budgeted in 298900-LM0702H, as needed to ensure affordability of the homes developed.

MOTION CARRIED BY UNANIMOUS VOTE.

4. ADMINISTRATIVE REPORTS:

4.1 RESOLUTION: DONATION TO THE SALVATION ARMY FOR EL CAJON SENIOR CITIZENS (Report: Douglas Williford, City Manager)

RECOMMENDATION: That the City Council adopts the next RESOLUTION in order authorizing the allocation of a \$5,000.00 donation to the Salvation Army.

DISCUSSION

City Manager Williford gave a summary of the Item.

Humbert Cabrera thanked the **City Council** for their continued support of the Salvation Army, CASA and El Cajon Collaborative.

Stephanie Harper spoke against the idea of donating money to Salvation Army.

Councilmember Kendrick stated the Salvation Army is a great organization and feels it is good to support them to help the local citizens.

In answer to a question by **Councilmember Kalasho**, **Captain Sean Kelsey**, representing the Salvation Army, stated that the proposed donation can be set aside to be used exclusively for senior citizens. In addition, **Captain Kelsey** stated that a year-end report could be provided to show the distribution of the funds.

MOTION BY WELLS, SECOND BY McCLELLAN, to CLOSE the Public Hearing.

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY KENDRICK, SECOND BY GOBLE, to ADOPT RESOLUTION NO. 035-17 authorizing the allocation of a \$5,000.00 donation to the Salvation Army.

MOTION CARRIED BY UNANIMOUS VOTE.

4.2 RESOLUTION: AFFIRMING THE VALUE, CONTRIBUTION, AND IMPORTANCE OF CASA EL CAJON (Report: Douglas Williford, City Manager)

RECOMMENDATION: That the City Council adopts the next RESOLUTION in order affirming the value, contribution, and importance of CASA Neighborhoods El Cajon and that the City presents CASA with a Certificate of Appreciation.

ADMINISTRATIVE REPORTS: (Item 4.2 – Continued)

DISCUSSION

City Manager Williford gave a summary of the Item.

Councilmember Kendrick called upon **Dana Stevens**, who shared information about CASA's role in the City of El Cajon. Members of the CASA group were in the audience, and received recognition from the **Council**.

Councilmembers spoke in support of the valuable work by CASA in the community.

Councilmember Kendrick spoke of the support by CASA for the Deemed Approved Ordinance.

MOTION BY GOBLE, SECOND BY McCLELLAN, to ADOPT RESOLUTION NO. 036-17 affirming the value, contribution, and importance of CASA Neighborhoods El Cajon and that the City presents CASA with a Certificate of Appreciation.

MOTION CARRIED BY UNANIMOUS VOTE.

**4.3 RESOLUTION: AFFIRMING THE VALUE, CONTRIBUTION, AND IMPORTANCE OF THE EL CAJON COLLABORATIVE (ECC)
(Report: Douglas Williford, City Manager)**

RECOMMENDATION: That the City Council adopts the next RESOLUTION in order affirming the value, contribution, and importance of El Cajon Collaborative and that the City presents the El Cajon Collaborative with a Certificate of Appreciation.

DISCUSSION

City Manager Williford gave a summary of the Item.

Councilmember Kendrick spoke in support of the proposed RESOLUTION.

Carol Lewis, Coordinator for the El Cajon Collaborative, spoke of the work done in El Cajon by the ECC. Members of El Cajon Collaborative were in the audience and received recognition from the **Council**.

MOTION BY KENDRICK, SECOND BY McCLELLAN, to ADOPT RESOLUTION NO. 037-17 in order affirming the value, contribution, and importance of El Cajon Collaborative and that the City presents the El Cajon Collaborative with a Certificate of Appreciation.

MOTION CARRIED BY UNANIMOUS VOTE.

ADMINISTRATIVE REPORTS: (Continued)

COUNCIL presented Certificates of Appreciation to CASA and El Cajon Collaborative representatives and volunteers.

*Recess called at 4:25p.m.
Meeting called back to order at 4:31pm*

**4.4 RESOLUTION: 225 S. IVORY AVENUE – LINA DEWEY
(Report: Morgan Foley, City Attorney)**

RECOMMENDATION: That the City Council adopts the next RESOLUTION, in order, removing the San Diego County property tax lien against the subject property for the defaulted amount of \$25,713.52 as a result of civil penalties incurred in a code enforcement matter, and approving placement of a lien on the property in favor of the City by means of a promissory note secured by deed of trust in the amount of \$1,133.53, reflecting the City's staff and administrative costs, effective April 25, 2017.

DISCUSSION

City Attorney Foley gave detailed information on the Item. He added that **Ms. Dewey** has agreed to allow El Cajon Transitional Living Center (ECTLC) to help clean her property.

In response to questions from **Councilmember Kalasho** on possible repercussions if the property falls into disrepair again, **City Attorney Foley** indicated that a different amount could be added to the promissory note.

City Manager Williford responded to additional questions from **Council**, stating that between 5 and 10 complaints were received regarding this property, and some were because the cleanup is occurring in the right-of-way.

Lina Dewey thanked **Mayor Wells** and everyone involved in helping her.

Pastor Harold Brown shared his experience in helping **Ms. Dewey** and other citizens in the past.

Councilmember Goble acknowledged the generosity by the City of waiving the civil fees, and the generous help from ECTLC, but he is concerned about the interest free promissory note. He suggested a small interest on the loan.

Conversation among **Council** continued, to consider waiver of all fees, including the administrative costs.

ADMINISTRATIVE REPORTS: (Item 4.4 – Continued)

MOTION BY KENDRICK, SECOND BY KALASHO, to ADOPT RESOLUTION NO. 038-17 to remove the San Diego County property tax lien against the subject property for the defaulted amount of \$25,713.52 as a result of civil penalties incurred in a code enforcement matter, and approving placement of a lien on the property in favor of the City by means of a promissory note secured by deed of trust in the amount of \$1,133.53, reflecting the City's staff and administrative costs, effective April 25, 2017.

MOTION CARRIED BY UNANIMOUS VOTE.

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

In addition to the submitted report, **Mayor Wells** stated he attended a meeting in Sacramento on April 19, and again on April 24, 2017, to oppose AB 805.

6.2 LEGISLATIVE REPORT

Mayor Wells gave an update on AB 805 and once again stated his opposition. He added that SB 54 is still in process.

ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

7.1 Council Activities Report/Comments

REPORT AS STATED.

8.

MAYOR PRO BOB MCCLELLAN

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

8.1 Council Activities Report/Comments

REPORT AS STATED.

9.

COUNCILMEMBER BEN KALASHO

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

9.1 Council Activities Report/Comments

REPORT AS STATED.

10.

COUNCILMEMBER STEVE GOBLE

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 - Alternate.

10.1 Council Activities Report/Comments

REPORT AS STATED.

11. JOINT COUNCILMEMBER REPORTS: None

12. GENERAL INFORMATION ITEMS FOR DISCUSSION: None

13. ORDINANCES: FIRST READING - None

14. ORDINANCES: SECOND READING AND ADOPTION - None

15. CLOSED SESSION:

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

15.1 CONFERENCE WITH LABOR NEGOTIATORS pursuant to Government Code Section 54957.6.

Agency Designated: Jim Lynch, Director of Administrative Services
Representatives: Steve Berliner, Esq., Liebert Cassidy Whitmore
Brett Channing, Deputy Director of Administrative Services

Employee Organization: El Cajon Professional Firefighters Association - Local 4603 (ECPFF)
El Cajon Police Officers' Association Management Group

MOTION BY McCLELLAN, SECOND BY KENDRICK, to ADJOURN to Closed Session at 4:52 p.m.

MOTION CARRIED BY UNANIMOUS VOTE.

16. RECONVENE TO OPEN SESSION AT 5:01 P.M.

City Attorney Foley reported the following actions:

15.1 No action taken.

Adjournment: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 25th day of April 2017, at 5:01 p.m. to Tuesday, May 9, 2017, 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: May 9, 2016

ITEM NO: 1.4



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Goble, Kalasho, and Kendrick

FROM: Dennis Davies, Deputy Director of Public Works

SUBJECT: Set Public Hearing Date to Amend the 2016 Five (5) Year TransNet
Regional Transportation Improvement Program (RTIP)

RECOMMENDATION: That the City Council directs the City Clerk to set a public hearing on May 23, 2017, at 3:00 p.m., to amend the 2016 Five (5) Year TransNet Regional Transportation Improvement Program (RTIP).

BACKGROUND: TransNet (Proposition A) regulations require the City to conduct a public hearing for any amendments to the current Five (5) Year RTIP, and obtain approval from SANDAG. The current Five (5) Year 2016 RTIP was formally adopted by City Council on May 10, 2016. The RTIP is a prioritized program designed to implement the region's overall strategy for providing mobility and improving the efficiency and safety of the City's transportation system. The proposed 2016 RTIP includes the attached list of proposed projects which corresponds to the City's Five (5) Year Capital Improvement Program (Fiscal Year 2017 through 2021). The RTIP is updated biannually and requires a public hearing be held prior to approval from SANDAG.

FISCAL IMPACT: The City of El Cajon will receive TransNet Funds estimated at \$13,068,000 over the next five (5) years for capital projects on major and local streets from the RTIP.

PREPARED BY:

APPROVED BY:

A handwritten signature in black ink, appearing to read "Dennis C. Davies", is written over a horizontal line.

Dennis C. Davies
DEPUTY DIRECTOR
OF PUBLIC WORKS

A handwritten signature in black ink, appearing to read "Douglas Williford", is written over a horizontal line.

Douglas Williford
CITY MANAGER

City Clerk Date Stamp

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City of El Cajon Agenda Report

MEETING: May 9, 2017

ITEM NO: 1.5



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Goble, Kalasho, and Kendrick

FROM: Dennis Davies, Deputy Director of Public Works

SUBJECT: Appropriation of Additional SANDAG TransNet Funds for the
Overlay Thoroughfares 2017 Project, PW3576, Bid Number 008-17

RECOMMENDATION: That the City Council:

1. Appropriates \$150,000 from SANDAG TransNet account EL03, Overlay Thoroughfares, to increase the project budget to accommodate the paving of West Washington Avenue between El Cajon Boulevard and South Johnson Avenue (Regional Arterial) and;
2. Authorizes the City Manager to approve a change order for the paving of West Washington Avenue between El Cajon Boulevard and South Johnson Avenue.

BACKGROUND: City Council awarded contract bid number 008-17 to PAL General Engineering, Incorporated, in the amount of \$1,395,896.64, using TransNet and Regional Transportation Congestion Improvement Program (RTCIP) funds. The scope of work of this project entailed the asphalt pavement overlay of approximately four (4) miles of streets; replacement of 3,200 square feet of broken sidewalk; replacement of 280 linear feet of damaged curb and gutter; installation of 46 new American with Disabilities Act (ADA) compliant pedestrian curb ramps; and the upgrade of 38 existing pedestrian curb ramps to comply with current ADA standards.

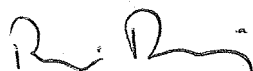
The regional arterial of Washington Avenue, between El Cajon Boulevard and South Johnson Avenue, is at the end of paving life and it is advantageous to complete this work under this contract since current unit prices for asphalt pavement materials are competitive due to continued low oil prices. The cost estimate to perform the paving work on West Washington Avenue is \$142,160.67, and \$150,000.00 is requested to cover any unforeseen contingencies.

Within the last ten years, the City has invested over \$28 million dollars to preserve the integrity of the City's street pavement system. The entire city has about 452 lane-miles of streets, and our ten-year effort has repaired over 50% of our street pavements. The City's Pavement Condition Index (PCI) approximates 80 citywide and is one of the top ratings of PCI's of all cities in San Diego County.

FISCAL IMPACT:

The project is included in the adopted FY 2016-2017 Budget (550000-9065-PW3576), with funding allocated from TransNet (EL03) and RTCIP funds. An additional \$150,000 of TransNet (EL03) funds is requested to complete work on West Washington Avenue. TransNet funds are available and are currently programmed in the City's current Regional Transportation Improvement Program (RTIP) list of projects. General Funds will not be expended for this project.

PREPARED BY:

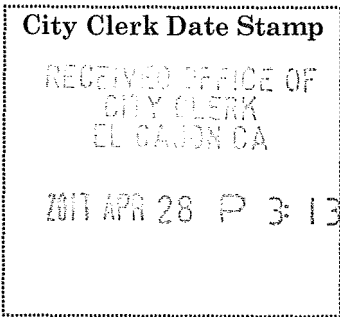


**Dennis Davies
DEPUTY DIRECTOR
OF PUBLIC WORKS**

APPROVED BY:



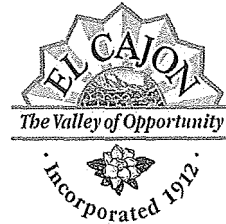
**Douglas Williford
CITY MANAGER**



City of El Cajon Agenda Report

MEETING: May 9, 2017

ITEM NO: 1.6



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Goble, Kalasho and Kendrick

FROM: Nahid Razi, Purchasing Agent

SUBJECT: Award of Bid No. 001-18, Publication of Legal Notices

RECOMMENDATION: That the City Council adopts the next RESOLUTION in order awarding the bid to the lowest responsive, responsible bidder, East County Gazette, in the estimated amount of \$7,200.00.

BACKGROUND: In accordance with Public Contract Code Section 20169, the City shall publish a notice inviting bids for the publication of legal notices on an annual basis. For the past 10 years, East County Gazette has supplied the City with publication services for this contract.

The bid was posted on the City's website and 141 registered vendors received e-mail notification of the notice to bid. In addition, a legal ad was placed with the East County Gazette for two consecutive weeks. Seven prospective bidders obtained bid packages and one response was received and opened at 2:00 p.m. on April 20, 2017, for the annual contract for publication of legal notices as required by various City departments.

Pricing is based upon column-inches of advertising, and the bid is based upon an estimated aggregate of 1,200 inches of advertising. Actual inches of advertising may fluctuate as needs dictate.

The Purchasing Division, in concurrence with the City Clerk, recommends award of the bid to the lowest responsive, responsible bidder, East County Gazette. The bid summary is attached and the complete proposal is on file in the Purchasing Division.

FISCAL IMPACT: Estimated amount of \$7,200.00. Sufficient funds for this contract are included in the Fiscal Year 2017-2018 budget requests of the respective departments that advertise.

PREPARED BY:

Nahid Razi
PURCHASING AGENT

REVIEWED BY:

Belinda Hawley
CITY CLERK

APPROVED BY:

Douglas Williford
CITY MANAGER

RESOLUTION NO. -17

RESOLUTION AWARDING BID FOR
PUBLICATION OF LEGAL NOTICES

(Bid No. 001-18)

WHEREAS, California Public Contract Code section 20169 provides that annually, before the beginning of each fiscal year, in cities where there is more than one newspaper of general circulation printed and published, the legislative body must publish a notice inviting bids and contract for the publication of legal notices required to be published in such a newspaper; and

WHEREAS, there is more than one newspaper of general circulation printed and published in the City of El Cajon; and

WHEREAS, in compliance with Public Contract Code section 20169, the City Council did cause a notice inviting bids and contract for the publication of legal notices required to be published in newspapers of general circulation printed and published in the City of El Cajon for two (2) consecutive weeks; and

WHEREAS, the bid for the Publication of Legal Notices was posted on the City's website, and 141 registered vendors received e-mail notification of the notice to bid; and

WHEREAS, seven (7) prospective bidders obtained bid packages, and one (1) response to the Invitation to Bid for Publication of Legal Notices was received and publicly opened at 2:00 p.m. on April 20, 2017; and

WHEREAS, pricing is based upon column-inches of advertising, and the bid is based upon an estimated aggregate of 1,200 inches of advertising, but more or fewer inches of advertising may be used as needs dictate; and

WHEREAS, the sole bid submitted for the annual contract for publication of legal notices as required by various City departments met the necessary requirements; and

WHEREAS, Purchasing, in concurrence with the City Clerk, 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 does hereby reject any other bids and proposals except that herein mentioned, and awards the bid for the Publication of Legal Notices to:

East County Gazette

in the estimated amount of \$7,200.00.

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

05/09/17 (Item 1.6)

Bid 001-18 - Publication of Legal Notices (East County Gazette) awd 042717

City Clerk Date Stamp

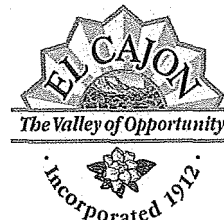
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City of El Cajon Agenda Report

MEETING: May 9, 2017

ITEM NO: 1.7



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Goble, Kalasho and Kendrick

FROM: Nahid Razi, Purchasing Agent

SUBJECT: Award of Bid No. 023-17, 2017 Motor Vehicles

RECOMMENDATION: That the City Council:

- 1) Consents to withdrawal of North County Ford's bid submission.
- 2) Adopts the next RESOLUTION in order awarding the bid to the lowest responsive, responsible bidder, Sunroad Auto, LLC dba Kearny Pearson Ford, in the amount of \$664,636.45.

BACKGROUND: On June 28, 2016, the City Council approved the purchase of replacement vehicles as part of the FY2016/2017 budget. Additionally, on February 14, 2017, the City Council approved the use of the 2016 San Diego County Stonegarden Collaborative Grant to purchase one Police Department vehicle. In total, the bid included ten vehicles for Public Works, five vehicles for the Police Department, two vehicles for the Fire Department, and two vehicles for Community Development. Eleven prospective bidders obtained bid packages and two responses were received and opened at 2:00 p.m. on April 10, 2017.

On April 17, 2017, North County Ford submitted a written request to withdraw their bid, citing an error in the calculation of the bid. City staff reviewed the request for withdrawal with the City Attorney. In accordance with the provisions of Public Contract Code Sections 5101 and 5103, a bidder may request a withdrawal if a mistake was made, if the bidder gave the City written notice within five working days after the bid opening, if the mistake made the bid materially different, and if the mistake was an administrative error as opposed to an error in judgment. Since the grounds for a bid withdrawal were established, it is recommended that the bidder, North County Ford, be relieved from the bid.

Therefore, the Purchasing Division, in concurrence with the Deputy Director of Public Works, recommends award of the bid to the lowest responsive, responsible bidder, Sunroad Auto LLC dba Kearny Pearson Ford, in the amount of \$664,636.45. The summary of bids is attached and complete proposals are on file in the Purchasing Division.

FISCAL IMPACT: Sufficient funds are available for this purchase in Activities: 650950 (Wastewater Equipment); 605000 (Vehicle Replacement); 225900-PD058 (Stonegarden Collaborative Grant); and 171000 (Community Development).

PREPARED BY:


Nahid Razi


PURCHASING AGENT

REVIEWED BY:


Dennis Davies

DEPUTY DIRECTOR OF
PUBLIC WORKS

APPROVED BY:



Douglas Williford
CITY MANAGER

BID SUMMARY – BID NO. 023-17

BIDDER

BID AMOUNT

Sunroad Auto, LLC dba Kearny Pearson Ford (San Diego, CA)

\$664,636.45*

North County Ford (Vista, CA)

BID WITHDRAWN

*** RECOMMEND AWARD**

RESOLUTION NO. ___-17

RESOLUTION AWARDING BID FOR
2017 MOTOR VEHICLES
(Bid No. 023-17)

WHEREAS, on June 28, 2016, the City Council approved the purchase of replacement vehicles as part of the Fiscal Year 2016-2017 budget, and on February 14, 2017, the City Council approved the use of the 2016 San Diego County Stonegarden Collaborative Grant to purchase one (1) Police Department vehicle; and

WHEREAS, in total, the bid included ten (10) vehicles for the Public Works Department, five (5) vehicles for the Police Department, two (2) vehicles for the Fire Department, and two (2) vehicles for the Community Development Department; and

WHEREAS, eleven (11) prospective bidders obtained bid packages and two (2) responses for the 2017 Motor Vehicles bid were received and publicly opened at 2:00 p.m. on April 10, 2017; and

WHEREAS, on April 17, 2017, North County Ford submitted a written request to withdraw their bid under the provisions of Public Contract Code sections 5101 and 5103 ("PCC §§ 5101 and 5103"), citing an error in the calculation of the bid; and

WHEREAS, PCC §§ 5101 and 5103 allow a bidder to request a withdrawal if a mistake was made, if the bidder gave the City written notice within five (5) working days after the bid opening, if the mistake made the bid materially different, and if the mistake was an administrative error as opposed to an error in judgment; and

WHEREAS, after review of the request for bid withdrawal submitted by North County Ford by City staff and the City Attorney, it was determined that proper grounds for withdrawal were established in compliance with PCC §§ 5101 and 5103, and staff recommends that North County Ford be relieved from their bid; and

WHEREAS, the Purchasing Division, in concurrence with the Deputy Director of Public Works, recommends award of the bid to the lowest responsive, responsible bidder, Sunroad Auto, LLC dba Kearny Pearson Ford, in the amount of \$664,636.45; and

WHEREAS, the City Council believes it to be in the best interests of the City to award the bid 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 accepts the withdrawal of North County Ford and rejects all bids and proposals except that herein mentioned, and awards the bid for 2017 Motor Vehicles as follows:

Sunroad Auto, LLC dba Kearny Pearson Ford

for a total bid amount not to exceed \$664,636.45.

2. The Purchasing Agent is authorized and directed to execute purchase orders for said vehicles on behalf of the City of El Cajon.

05/09/17 (Item 1.7)

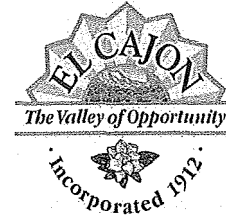
Bid 023-17 – 2017 Motor Vehicles awd (Sunroad Auto dba Kearny Pearson Ford) 042717

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City of El Cajon Agenda Report

MEETING: May 9, 2017

ITEM NO: 1.8



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Goble, Kalasho and Kendrick

FROM: Dennis Davies, Deputy Director of Public Works

SUBJECT: Progress Report – Declaration of Emergency for Storm Damage

RECOMMENDATION: That the City Council:

1. Determines that there continues to be a State of Emergency to facilitate repairs at various locations throughout the City; and
2. Waives bid requirements for emergency repairs in accordance with El Cajon Municipal Code Section 3.20.010(C).

BACKGROUND:

This report is to inform the City Council on the status of emergency repairs needed to mitigate damage to City Facilities resulting from storm damage between the weeks of January 21 through February 27, 2017.

The City Council approved Resolutions No. 011-17 and No. 014-17 on February 28, 2017, declaring a State of Emergency and authorizing expenditures to make needed repairs for the following locations:

1. **636 Front Street (California Metals):** The contractor has completed approximately 150 linear feet of storm drain pipe replacement which accounts for a significant portion of the work and has also completed surface repairs on-site. In addition, the 40 linear feet of reinforced concrete pipe that runs across Front Street will also be replaced. Due to a gas utility conflict, SDG&E is scheduled to perform the utility relocation work. Once the relocation work is complete, the contractor can complete the reinforced concrete pipe replacement.
2. **100 Fletcher Parkway:** On March 20, 2017, the contractor completed the spot repair of the 22-inch x 36-inch corrugated metal pipe (CMP) due to the discovery of a sinkhole. This repair has stabilized the pipe and will be

scheduled for lining in the upcoming Sewer and Storm Drain Repair and Replacement Project.

3. **1000 block of Petree Street:** The contractor completed work to replace a 10-foot portion of the 60-inch diameter CMP. This repair has stabilized the pipe and will be scheduled for lining in the upcoming Sewer and Storm Drain Repair and Replacement Project.
4. **1300 block of Hill Street:** The contractor has completed the replacement of the storm drain culvert across Hill Street. The installation of the elliptical concrete pipe is complete and drainage flows have been restored.

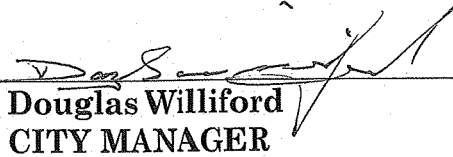
FISCAL IMPACT: An allowance of \$200,000 was appropriated at the February 28, 2017, City Council Meeting for emergency repairs.

PREPARED BY:

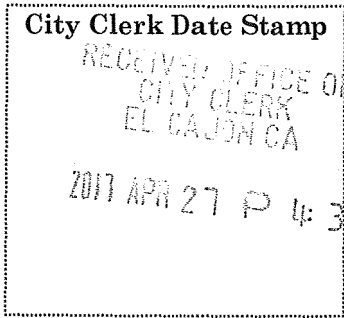


**Dennis C. Davies
DEPUTY DIRECTOR
OF PUBLIC WORKS**

APPROVED BY:



**Douglas Williford
CITY MANAGER**



City of El Cajon Agenda Report

MEETING: 5/9/17

ITEM NO: 1.9



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Goble, Kalasho, Kendrick

FROM: Assistant City Manager Mitchell

SUBJECT: TRAVEL EXPENSES TO ATTEND THE LEAGUE OF CALIFORNIA CITIES LEGISLATIVE ACTION DAY ON APRIL 19, 2017; AND THE ASSEMBLY TRANSPORTATION COMMITTEE MEETING ON APRIL 24-25, 2017 - WELLS

RECOMMENDATION: That the City Council review and approve the attached Claim for Advance/Reimbursement of Travel Expense form for Mayor Bill Wells in accordance with City Council Policy G-1.

BACKGROUND:

On April 19, 2017, Mayor Wells represented the City of El Cajon at the League of California Cities Legislative Action Day in Sacramento. While there, the Mayor met with legislators to discuss important issues affecting the City of El Cajon and the region, including AB 805. As a result of testimony given regarding AB 805, Mayor Wells was invited to testify to the Assembly Transportation Committee on April 24, 2017, concerning the City's position and its impact on the change in voting procedures for SANDAG set forth in the proposed legislation.

FISCAL IMPACT:

The total cost of \$846.70 is included in the Fiscal Year 2016-17 Budget. Legislative Action Day is a no cost event and airfare was paid in advance with a City Credit Card. Due to the late hour the Assembly Transportation Committee adjourned, a hotel stay was necessary on April 24.

PREPARED BY:

Graham Mitchell
ASSISTANT CITY MANAGER

APPROVED BY:

Douglas Williford
CITY MANAGER

**CITY OF EL CAJON, CALIFORNIA
CLAIM FOR REIMBURSEMENT OF TRAVEL EXPENSE**

Employee Name: Bill Wells	Position: Mayor	Department: Mayor & Council	Date of Claim: 5/9/2017
Purpose of Trip: League of California Cities-Legislative Action Day/Transportation Committee Mtg.		Authorized By - Date:	

Method of Transportation	Depart From			Arrive At		
	Name of City	Date	Time	Name of City	Date	Time
Air-Legis. Action	San Diego	4/19/2017	7:10 AM	Sacramento	4/19/2017	8:40 AM
Air-Legis. Action	Sacramento	4/19/2017	7:30 PM	San Diego	4/19/2017	8:50 PM
Air-Transportation Comm	San Diego	4/24/2017	8:00 AM	Sacramento	4/24/2017	9:30 AM
Air-Transportation Comm	Sacramento	4/25/2017	6:00 AM	San Diego	4/25/2017	7:25 AM

EXPENSE REPORT ATTACH ALL RECEIPTS TO THIS FORM FOR EXPENDITURES REPORTED

Item Description	Day 1 4/19/17	Day 2 4/24/17	Day 3 4/25/17	Day 4 xx/xx/xx	Day 5 xx/xx/xx	Day 6 xx/xx/xx	Day 7 xx/xx/xx	Total Expense	Prepaid / Reimb / Inv
1. Meals								\$0.00	
2. Lodging	N/A		\$169.86					\$169.86	R
3. Fare (Air, etc.)	\$137.88	\$523.96						\$661.84	P
4. Taxi, Limo, Bus	\$15.00							\$15.00	R
5. Telephone								\$0.00	
6. Auto Expense								\$0.00	
7. Registration	N/A							\$0.00	
8. Airport Shuttle								\$0.00	
9. Personal Mileage								\$0.00	
10.								\$0.00	
Totals	\$152.88	\$523.96	\$169.86	\$0.00	\$0.00	\$0.00	\$0.00	\$846.70	

Items 6 through 10 require an explanation below.

TOTAL ALLOWABLE EXPENSES ABOVE

Item # & Co.	Explanation / Description	Traveler's Reconciliation	
7. League of CA Cities	No cost event.	Total Allowable Expenses	\$846.70
		Adv/Prepaid/Invoiced Expenses	\$661.84
		Balance Due to (City)/Employee	\$184.86

THE UNDERSIGNED STATES, UNDER PENALTY OF PERJURY, THAT THE ABOVE CLAIM IS TRUE AND CORRECT:	Account Number	Amount
APPROVAL OF DEPARTMENT HEAD:	APPROVAL OF DIRECTOR OF FINANCE:	

SuperShuttle

Call (800) BLUE-VAN at least one day
in advance for return reservations

PASSENGER RECEIPT

4/19/2017 9:03:33AM

CONF#:

PASSENGERS: 1

wells, william

Sacramento

95814

FARE:	\$ 15.00
SERVICE CHARGE:	\$ 0.00
DRIVER FEES:	\$ 0.00
COMPANY FEES:	\$ 0.00
DISCOUNT:	\$ 0.00
TIP:	\$ 0.00
COMP/GIFT CERT:	\$ 0.00
TOTAL DUE:	<u>\$ 15.00</u>

PAYMENT TYPE: CC

TOTAL PAID: \$ 15.00

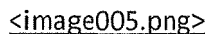
CHANGE DUE: \$ 0.00

THIS IS A RECEIPT

Join us in April for Legislative Action Day!

It's that time of the year, when dozens of city officials descend upon Sacramento and the Capitol for a full day of learning about priority issues, engaging with state lawmakers, and networking with colleagues from throughout the state. Online registration for this important event is free* and open until April 14!

This event is a special opportunity to gather, network, and talk with your legislators. In addition, we offer educational content developed and presented for all city officials who attend.

Your free* registration will include admission for the following:

- Admission to educational sessions at the Sacramento Convention Center
- Admission to the Legislative Reception
- Access to all program materials

**Events are free to League Member Cities and League Partners. Non-Member Cities will be charged \$250 per attendee.*

Contact your Regional Manager to set up a meeting with your legislator.

For more information including schedule and registration, please visit:
<http://www.cacities.org/Education-Events/Legislative-Action-Day/For-Attendees/>

Mayors_and_council mailing list

Mayors_and_council@lists.cacities.org

http://lists.cacities.org/mailman/listinfo/mayors_and_council

This is a Private ListServe. This message was sent to you as a subscriber to the League of California Cities' Mayors and Council Members ListServe. If you have any questions, please contact Sara Rounds srounds@cacities.org. The League is not responsible for the content posted to this listserve and encourages users to conduct their own evaluations. Access to this listserve may be denied at the League's sole discretion.

Teresa Bussey

From: mdunn@cacities.org
Sent: Wednesday, March 15, 2017 5:08 PM
To: Teresa Bussey
Subject: 2017 Legislative Action Day Registration Confirmation

Thank you for registering for the 2017 Legislative Action Day on April 19 at the Sacramento Convention Center. Please keep this confirmation for your records. To make hotel reservations, please use the link below:

Residence Inn at Capitol Park: http://www.marriott.com/meeting-event-hotels/group-corporate-travel/groupCorp.mi?resLinkIdData=League%20of%20California%20Cities%20Legislative%20Action%20Day%20April%202017%5ESACDT%60LCCLCCA%60219.00%60USD%60false%606%604/18/17%604/20/17%603/28/17&app=resvlink&stop_mobi=yes

El Cajon
Bill Wells
Mayor
tbussey@cityofelcajon.us

2017 Legislative Action Day
Date: April 19, 2017

City Staff/Officials - Member \$0.00

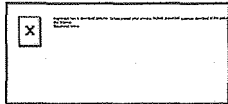
Sub Total: \$0.00
Amount Paid: \$0.00
Balance: \$0.00

If you require special accommodations related to facility access, transportation, communication and/or dietary requests, please contact mdunn@cacities.org by Tuesday, March 28.

Teresa Bussey

From: Southwest Airlines <SouthwestAirlines@luv.southwest.com>
Sent: Thursday, March 16, 2017 4:40 PM
To: Teresa Bussey
Subject: Flight reservation (5BITSQ) | 19APR17 | SAN-SMF | Wells/William

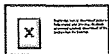
Thanks for choosing Southwest® for your trip.



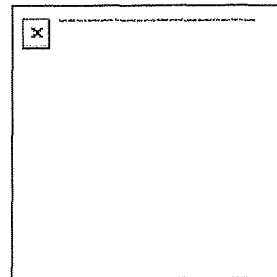
[Log in](#) | [View my itinerary](#)

Check In Online	Check Flight Status	Change Flight	Special Offers	Hotel Offers	Car Offers
---------------------------------	-------------------------------------	-------------------------------	--------------------------------	------------------------------	----------------------------

Ready for takeoff!



Thanks for choosing Southwest® for your trip. You'll find everything you need to know about your reservation below. Happy travels!



Air itinerary

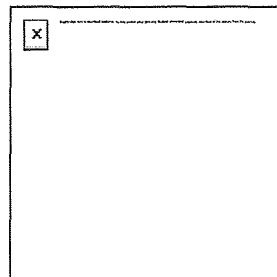
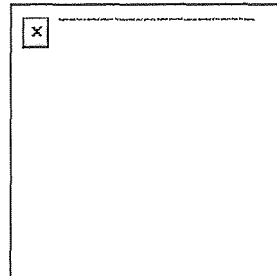
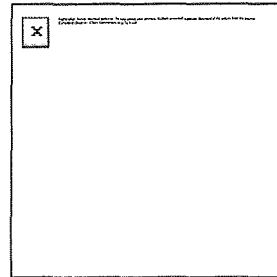
AIR Confirmation: 5BITSQ

Confirmation Date: 03/16/2017

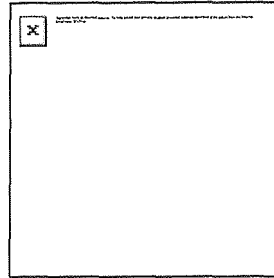
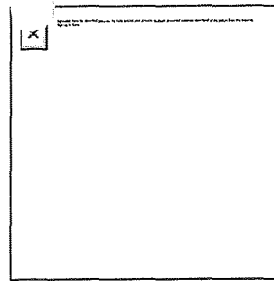
Passenger(s)	Rapid Rewards #	Ticket #	Expiration	Est. Points Earned
WELLS/WILLIAM	Join or Add #	5262495434122	Mar 16, 2018	612


Rapid Rewards points earned are only estimates. Not a member - visit Southwest.com/rapidrewards and sign up today!


Date	Flight	Departure/Arrival
Wed Apr 19	1380	Depart SAN DIEGO, CA (SAN) on Southwest Airlines at 07:10 AM Arrive in SACRAMENTO, CA (SMF) at 08:40 AM Travel Time 1 hrs 30 mins Wanna Get Away





Wed Apr 19 1680 Dep. SACRAMENTO, CA (SMF) on Southwest Airlines at 7:30 PM
Arrive in SAN DIEGO, CA (SAN) at 8:50 PM
Travel Time 1 hrs 20 mins
[Wanna Get Away](#)




 **Check in for your flight(s):** 24 hours before your trip on [Southwest.com](#) or your mobile device to secure your boarding position. You'll be assigned a boarding position based on your check-in time. The earlier you check in within 24 hours of your flight, the earlier you get to board.

 **Bags fly free®:** First and second checked bags. [Weight and size limits apply](#). One small bag and one personal item are permitted as [carryon](#) items, free of charge.

 **30 minutes before departure:** We encourage you to arrive in the gate area no later than 30 minutes prior to your flight's scheduled departure as we may begin boarding as early as 30 minutes before your flight.

 **10 minutes before departure:** You must obtain your boarding pass(es) and be in the gate area for boarding at least 10 minutes prior to your flight's scheduled departure time. If not, Southwest may cancel your reserved space and you will not be eligible for denied boarding compensation.


 **If you do not plan to travel on your flight:** In accordance with Southwest's No Show Policy, you must notify Southwest at least 10 minutes prior to your flight's scheduled departure if you do not plan to travel on the flight. If not, Southwest will cancel your reservation and all funds will be forfeited.


Air Cost: 137.88

Fare Rule(s): 5262495434122:
NONREF/NONTRANSFERABLE/STANDBY REQ UPGRADE TO Y.

Valid only on Southwest Airlines. All travel involving funds from this Confirmation Number must be completed by the expiration date. Unused travel funds may only be applied toward the purchase of future travel for the individual named on the ticket. Any changes to this itinerary may result in a fare increase. Failure to cancel reservations for a Wanna Get Away fare segment at least 10 minutes prior to travel will result in the forfeiture of all remaining unused funds.

SAN WN SMF50.92NDNVHNR WN SAN50.92NDNVHNR
101.84 END ZPSANSMF XFSAN4.5SMF4.5
AY11.20\$SAN5.60 SMF5.60

 [Learn about our boarding process](#)

 [Learn about inflight WiFi & entertainment](#)

Cost and Payment Summary

AIR - 5BITSQ

Base Fare	\$101.84	Payment Information
Excise Taxes	\$ 7.64	Payment Type: Visa
Segment Fee	\$ 8.20	XXXXXXXXXXXX
Passenger Facility Charge	\$ 9.00	Date: Mar 16, 2017
September 11th Security Fee	\$ 11.20	Payment Amount: \$137.88
Total Air Cost	\$137.88	

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² Security Fee is the government-imposed September 11th Security Fee.

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Thank you for your purchase!

**San Diego, CA - SAN to Sacramento, CA - SMF**

Air
Confirmation #5KQNJP
San Diego, CA - SAN to Sacramento, CA - SMF Monday, April 24, 2017
EarlyBird Check-In Automatic check in before our traditional 24-hr check-in. Add it now
Air Total: \$523.96

Amount Paid
\$523.96**Trip Total**
\$523.96

APR 24

MON

04/24/17 - Sacramento**AIR**

AIR

San Diego, CA - SAN to Sacramento, CA - SMF
04/24/2017**Confirmation #**
5KQNJP**Adult Passenger(s)**
WILLIAM WELLS**Rapid Rewards #**
Add Rapid Rewards Number

Subscribe to Flight Status Messaging

Travel Date	Flight Segments			Flight Summary
DEPART APR 24 MON	08:00 AM	Depart San Diego, CA (SAN) on Southwest Airlines	Flight Southwest® #1650	Monday, April 24, 2017 Travel Time 1 h 30 m (Nonstop) Anytime
	09:30 AM	Arrive in Sacramento, CA (SMF)	WiFi available	
RETURN APR 24 MON	07:30 PM	Depart Sacramento, CA (SMF) on Southwest Airlines	Flight Southwest® #1680	Monday, April 24, 2017 Travel Time 1 h 20 m (Nonstop) Anytime
	08:50 PM	Arrive in San Diego, CA (SAN)	WiFi available	

What you need to know to travel:**Check-in:** Be sure to arrive at the departure gate with your boarding pass at least 10 minutes before your scheduled departure time. Otherwise, your reserved space may be cancelled and you won't be eligible for denied boarding compensation.**No Show Policy:** If you are not planning to travel on any portion of this itinerary, please cancel your reservation at least 10 minutes prior to scheduled departure of the flight. Customers who fail to cancel

reservations for a Wanna Get Away fare segment at least ten (10) minutes prior to travel and who do not board the flight will be considered a no show, and all remaining, unused funds on this reservation will be forfeited, including Business Select and Anytime funds.

Applying Travel Funds: In the event your travel plans change and you need to apply travel funds to future trips, please make note of your confirmation number. Customers calling Southwest to request a refund or to research travel funds for a specific ticket must provide their confirmation number, ticket number or flight information (date, origin and destination).

Booking with Rapid Reward Points:

When booking with Rapid Reward Points, your point balance may not immediately update in your account.

PRICE: ADULT

Trip	Routing	Fare Type View Fare Rules	Fare Details	Quantity
Depart	SAN-SMF	Anytime Great Flexibility	<ul style="list-style-type: none"> Fully Refundable Same-Day Changes No Change Fees 	1
Return	SMF-SAN	Anytime Great Flexibility	<ul style="list-style-type: none"> Fully Refundable Same-Day Changes No Change Fees 	1

Enroll in Rapid Rewards and earn at least **4610 Points** for this trip. Already a Member? Log in to ensure you are getting the points you deserve.

Subtotal **\$523.96**
Fare Breakdown

Carry-on Items: 1 bag + 1 small personal item are free, [see full details](#).
Checked Items: First and second bags are free, [size and weight limits apply](#).

Bag Charge \$0.00

Air Total:
\$523.96

Gov't taxes & fees now included

Purchaser Name Douglas Williford

Billing Address 200 Civic Center Way
El Cajon, CA US 92020

Form of Payment

Amount Applied

Visa - XXXXXXXXXXXX-6992

\$523.96

Amount Paid
\$523.96

Trip Total
\$523.96

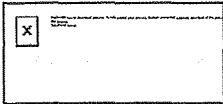
Indicates external site which may or may not meet accessibility guidelines.

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Teresa Bussey

From: Southwest Airlines <SouthwestAirlines@luv.southwest.com>
Sent: Monday, April 24, 2017 6:59 PM
To: Teresa Bussey
Subject: CANCELLED flight reservation (5KQNJ) | 24APR17 | SAN-SMF | Wells/William

Your reservation has been cancelled.



[Log in](#) | [View my itinerary](#)

Check In Online	Check Flight Status	Change Flight	Special Offers	Hotel Offers	Car Offers
---------------------------------	-------------------------------------	-------------------------------	--------------------------------	------------------------------	----------------------------

Your reservation has been cancelled.

[Air itinerary](#)

AIR Confirmation: 5KQNJ Confirmation Date: 04/24/2017

Passenger(s)	Rapid Rewards #	Ticket #	Expiration	Est. Points Earned
WELLSWILLIAM	421069235	5262101541465	Apr 20, 2018	4610

Date	Flight	Departure/Arrival
Mon Apr 24	1650	Depart SAN DIEGO, CA (SAN) at 08:00 AM Arrive in SACRAMENTO, CA (SMF) at 09:30 AM Travel Time 1 hrs 30 mins Anytime

Date	Flight	Departure/Arrival
Mon Apr 24	1680	Depart SACRAMENTO, CA (SMF) at 7:30 PM Arrive in SAN DIEGO, CA (SAN) at 8:50 PM Travel Time 1 hrs 20 mins Anytime



Check in for your flight(s): 24 hours before your trip on Southwest.com or your mobile device to secure your boarding position. You'll be assigned a boarding position based on your check-in time. The earlier you check in within 24 hours of your flight, the earlier you get to board.



Bags fly free®: First and second checked bags. Weight and size limits apply. One small bag and one personal item are permitted as carryon items, free of charge.



30 minutes before departure: We encourage you to arrive in the gate area no later than 30 minutes prior to your flight's scheduled departure as we may begin boarding as early as 30 minutes before your flight.



10 minutes before departure: You must obtain your boarding pass(es) and be in the gate area for boarding at least 10 minutes prior to your flight's scheduled departure time. If not, Southwest may cancel your reserved space and you will not be eligible for denied boarding compensation.



If you do not plan to travel on your flight: In accordance with Southwest's No Show Policy, you must notify Southwest at least 10 minutes prior to your flight's scheduled departure if you do not plan to travel on the flight. If not, Southwest will cancel your reservation and all funds will be forfeited.

Air Cost: 523.96

Fare Rule(s): 5262101541465: NONTRANSFERABLE.
Valid only on Southwest Airlines. All travel involving funds from this Confirmation Number must be completed by the expiration date. Unused travel funds may only be applied toward the purchase of future travel for the individual named on the ticket. Any changes to this itinerary may result in a fare increase.

SAN WN SMF230.49YL WN SAN230.49YL 460.98 END
ZPSANSMF XT11.20AY9.00XFSAN4.5SMF4.5

Cost and Payment Summary

AIR - 5KQNJ

Base Fare	\$460.98	Payment Information
Excise Taxes	\$ 34.58	Payment Type: Visa
Segment Fee	\$ 8.20	XXXXXXXXXXXX6992
Passenger Facility Charge	\$ 9.00	Date: Apr 20, 2017
September 11th Security Fee	\$ 11.20	Payment Amount: \$523.96
Total Air Cost	\$523.96	

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¹ All travel involving funds from this Confirmation Number must be completed by the expiration date.

² Security Fee is the government-imposed September 11th Security Fee.

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Southwest Airlines
P.O. Box 36647-1CR
Dallas, TX 75235

[Contact Us](#)

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Thank you for your purchase!

**Sacramento, CA - SMF to San Diego, CA - SAN**

Air
Confirmation #5JBPEP
Sacramento, CA - SMF to San Diego, CA - SAN
Tuesday, April 25, 2017
Air Total: \$261.98

Amount Paid
\$261.98

Trip Total
\$261.98

APR 25

TUE

04/25/17 - San Diego**AIR**

AIR

Sacramento, CA - SMF to San Diego, CA - SAN
 04/25/2017

Confirmation #
5JBPEP

Adult Passenger(s)
 WILLIAM WELLS

Rapid Rewards #
 Add Rapid Rewards Number

Subscribe to Flight Status Messaging

Travel Date	Flight Segments			Flight Summary
DEPART APR 25 TUE	06:00 AM	Depart Sacramento, CA (SMF) on Southwest Airlines	Flight #714 Southwest	Tuesday, April 25, 2017
	07:25 AM	Arrive in San Diego, CA (SAN)	WiFi available	Travel Time 1 h 25 m (Nonstop) Anytime

What you need to know to travel:

Check-in: Be sure to arrive at the departure gate with your boarding pass at least 10 minutes before your scheduled departure time. Otherwise, your reserved space may be cancelled and you won't be eligible for denied boarding compensation.

No Show Policy: If you are not planning to travel on any portion of this itinerary, please cancel your reservation at least 10 minutes prior to scheduled departure of the flight. Customers who fail to cancel reservations for a Wanna Get Away fare segment at least ten (10) minutes prior to travel and who do not board the flight will be considered a no show, and all remaining, unused funds on this reservation will be forfeited, including Business Select and Anytime funds.

Applying Travel Funds: In the event your travel plans change and you need to apply travel funds to future trips, please make note of your confirmation number. Customers calling Southwest to request a refund or to

research travel funds for a specific ticket must provide their confirmation number, ticket number or flight information (date, origin and destination).

Booking with Rapid Reward Points:

When booking with Rapid Reward Points, your point balance may not immediately update in your account.

PRICE: ADULT

Trip	Routing	Fare Type View Fare Rules	Fare Details	Quantity
Depart	SMF-SAN	Anytime Great Flexibility	<ul style="list-style-type: none"> Fully Refundable Same-Day Changes No Change Fees 	1

Enroll in Rapid Rewards and earn at least **2305 Points** for this trip.
Already a Member? [Log in](#) to ensure you are getting the points you deserve.

Subtotal **\$261.98**
Fare Breakdown

Carry-on Items: 1 bag + 1 small personal item are free, [see full details](#).
Checked Items: First and second bags are free, [size and weight limits apply](#).

Bag Charge \$0.00

Air Total:
\$261.98

Gov't taxes & fees now included

Purchaser Name Douglas Williford

Billing Address 200 Civic Center Way
El Cajon, CA US 92020

Form of Payment

Amount Applied

Visa - XXXXXXXXXXXX-6992

\$261.98

Amount Paid
\$261.98

Trip Total
\$261.98

Indicates external site which may or may not meet accessibility guidelines.

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Four Points Sacramento Intl Airport
 4900 Dutchhorn Drive
 Sacramento, CA 95834
 United States
 Tel: 916-263-2000 Fax: 916-263-5900



Steve Vaut
 4911 H Street
 Suite 800
 San Diego, CA, 92101

Page Number : 1 Invoice No: 244547
 Guest Number : 401697
 Folio ID : A
 Arrive Date : 24-APR-17 22:00
 Depart Date : 25-APR-17 04:00
 No. of Guest : 1
 Room Number : 121
 Club Account :

Four Pts Sacramento APR-25-2017 04:00 ANIM

DATE	TIME	REFERENCE	DESCRIPTION	CHARGE/CREDIT (USD)
24-APR-17	03:50	RT121	Room Charge	169.00
24-APR-17	02:50	RT121	Room Tax	17.00
24-APR-17	02:50	RT121	Tourism Tax	3.98
25-APR-17	04:30	M	Vat-3758	-169.86
** Total Charges				169.86
** Total Credits				-169.86
*** Balance				-0.00

169.86

As a Starwood Preferred Guest, you could have earned 398 Starpoints for this visit. Please provide your member number or enroll today.

EXPENSE SUMMARY REPORT

Currency: USD

DATE	Room & Tax	Food & Bev	Telephone	Internet	Room	Payment
04-24-2017	169.86	0.00	0.00	0.00	169.86	0.00
04-25-2017	0.00	0.00	0.00	0.00	0.00	-169.86
Total	169.86	0.00	0.00	0.00	169.86	-169.86

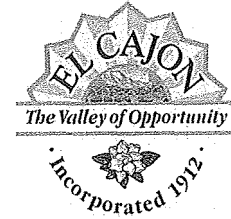
City Clerk Date Stamp
RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA
2017 MAY -2 P 4: 41

City of El Cajon

Agenda Report

MEETING: May 9, 2017

ITEM NO: 1.10



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Goble, Kalasho and Kendrick

FROM: Yazmin Arellano, Deputy Director of Public Works/City Engineer

SUBJECT: Request for Time Extension of Tentative Subdivision Map (TSM)
653; 619, 623 Lincoln Avenue, Engineering Job No. 3331

RECOMMENDATION: That the City Council grants a one-year time extension for TSM 653, and sets the new expiration date to be May 25, 2018, in accordance with Municipal Code Section 16.12.110.

BACKGROUND: Public Works staff received a letter (copy attached) dated April 24, 2017, from the property owner, KMIC LLC, requesting a time extension for TSM 653. Resolution No. 056-10 conditionally approved TSM No. 653, with an expiration date of May 25, 2010, and was subsequently extended by the State Legislature until May 25, 2016. Section 16.12.110 of the Municipal Code allows for three (3) one-year extensions. This request is the second of three allowable map time extensions. The project site will be subdivided into sixteen (16) lots for the development of fifteen (15) detached single-family residences.

FISCAL IMPACT: None. All costs are paid by the sub-divider.

PREPARED BY:

APPROVED BY:

Yazmin Arellano
DEPUTY DIRECTOR
OF PUBLIC WORKS/
CITY ENGINEER

Douglas Williford
CITY MANAGER

Attachment:

- 1.) Letter dated April 24, 2017

KMIC LLC

April 24, 2017

Jaime Campos
Associate Civil Engineer
City of El Cajon | Public Works
200 Civic Center Way
El Cajon, CA 92020

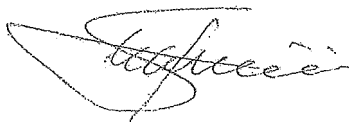
RE: TSM 653 Extension Request – 619 & 623 Lincoln Avenue Residential
Development

Dear Eng. Campos,

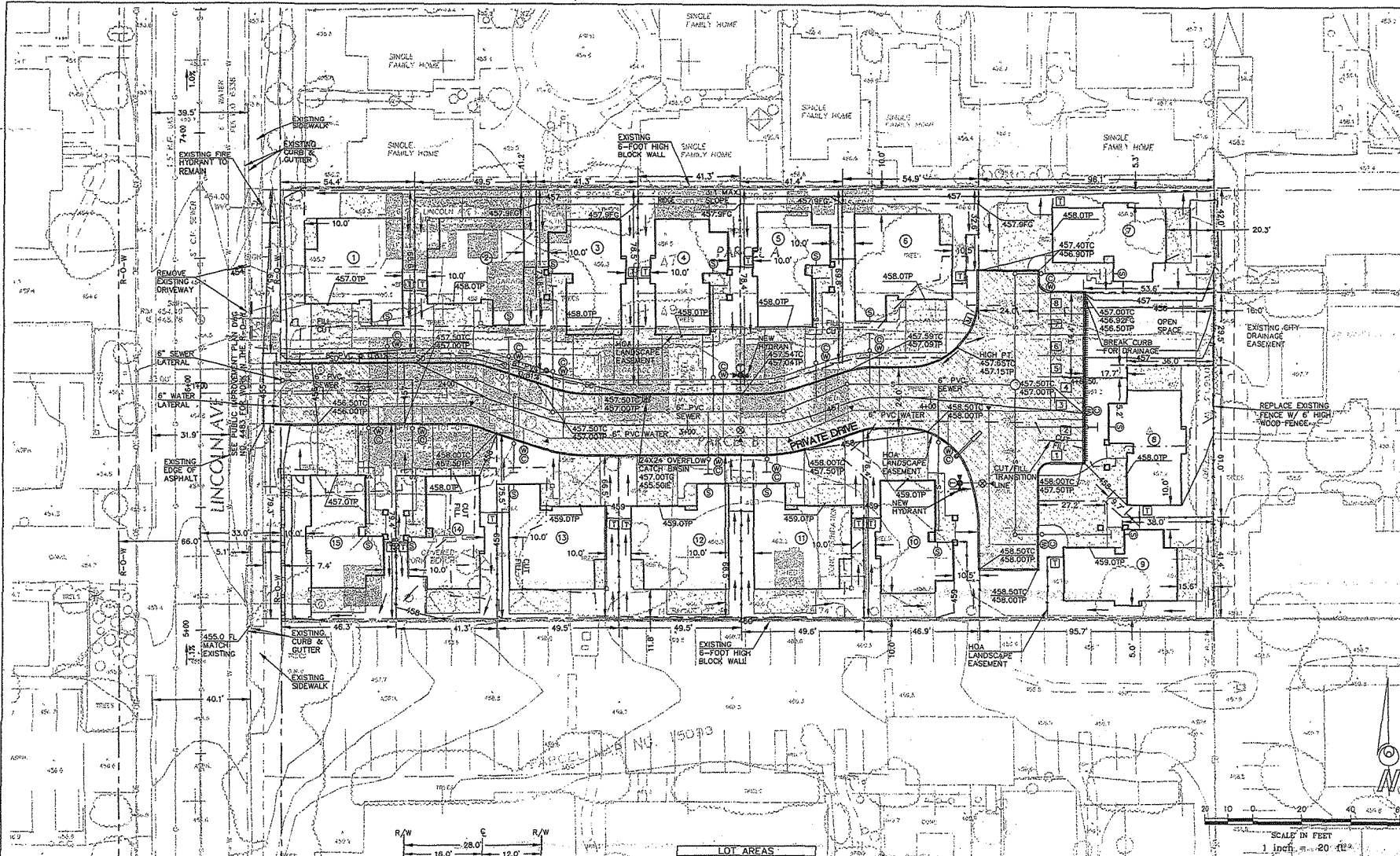
KMIC LLC is writing to request a one year extension to tentative subdivision Map 653. The tentative Subdivision Map is set to expire on May 25, 2017. This project has experienced time delays during the processing of getting the permits and maylards and we already accomplish the bond requirements. We appreciate your consideration on this matter.

Please let us know if you have any questions or comments,

Respectfully,

A handwritten signature in black ink, appearing to read 'Juan Pinto', written over a large, stylized, looped signature line.

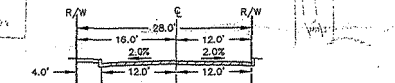
Juan Pinto
KMIC, LLC.
Manager



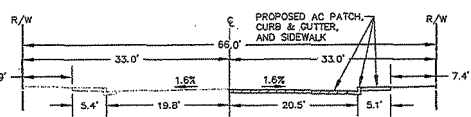
LEGEND

DESCRIPTION	SYMBOL
EXISTING LIGHT	○
EXISTING OVERHEAD ELECTRIC LINE	—○—
EXISTING GAS LINE	—○—
EXISTING FIRE HYDRANT	—○—
EXISTING WATER LINE	—○—
EXISTING SEWER LINE	—○—
EXISTING SIGN	—○—
EXISTING FENCE	—○—
EXISTING WALL	—○—
EXISTING CURB & GUTTER	—○—
BUILDING FOOTPRINT	—○—
EXISTING DECIDUOUS TREE	—○—
EXISTING SPOT ELEVATIONS	123.45 67
EXISTING CONTOUR	10 6.1
EXISTING PROPERTY LINE	—○—
EXISTING EASEMENT LINE	—○—
EXISTING BUILDING FOR DEMOLITION	—○—
TOP OF PAVEMENT/CURB/GRATE/WALL TP/TC/TG/TW	—○—
FLOW LINE	—○—
SRDSS	SAN DIEGO REGIONAL STANDARD DRAWING
NEW SPOT ELEVATION	13.47 TP
NEW SUBLOT NUMBER	1
NEW PARKING SPACE NUMBER	1
NEW PROPERTY LINE	—○—
NEW CONTOUR	457
HOA LANDSCAPE EASEMENT	—○—
NEW CONCRETE	—○—
NEW PERVIOUS CONCRETE	—○—
NEW 6" CURB	—○—
NEW DRAINAGE RIDGELINE	—○—
NEW SEWER PIPE	—○—
NEW SEWER CLEANOUT	—○—
NEW SEWER LATERAL	—○—
NEW WATER LATERAL	—○—
NEW WATER PIPE	—○—
NEW BUILDING	—○—
NEW STREET LIGHT	—○—

- ### GENERAL NOTES:
- EXISTING ZONING: R-1-6
 - EXISTING GENERAL PLAN DESIGNATION: MR
 - TOTAL ACREAGE: 1.53 ACRES GROSS, 1.49 ACRES NET
 - GRADING QUANTITIES:
 - A. AREA TO BE GRADED: 1.5 AC. (100%)
 - B. VOLUME OF CUT: ±860 C.Y.
 - C. VOLUME OF FILL: ±1,100 C.Y.
 - D. VOLUME OF SOIL EXPORTED: ±240 C.Y.
 - E. MAXIMUM CUT AND FILL SLOPE RATIO: 3:1
 - LOT COVERAGE:
 - A. BUILDING FOOTPRINT: 16,579 SF (28.4%)
 - B. DRIVEWAY TO EA DWELLING: 5,654 SF (8.5%)
 - C. 50% COMMON DRIVEWAY: 5,710 SF (8.7%)
 - D. TOTAL: 29,943 SF (45.7%)
 - OPEN SPACE:
 - A. COMMON: 1,687 SF (2.6%)
 - B. PRIVATE YARDS: 1,687 SF (2.6%)
 - C. TOTAL: 3,374 SF (5.2%)
 - LANDSCAPED AREA: 24,176 SF (36.9%)
 - PARKING:
 - A. COVERED: 30
 - B. DRIVEWAY TO EA DWELLING: 15
 - C. SUPPLEMENTAL: 8
 - D. TOTAL: 53
 - ALL OPERATIONS WILL COMPLY WITH THE CITY OF EL CAJON STORM WATER MANAGEMENT AND DISCHARGE ORDINANCE: 4689 (MUNICIPAL CODE CHAPTER 13.10, ET SEQ.) TO MINIMIZE OR ELIMINATE POLLUTANT DISCHARGES TO THE STORM DRAIN SYSTEM.



TYPICAL SECTION - PRIVATE DRIVEWAY
NTS
(NEW DRIVEWAY)



TYPICAL SECTION - LINCOLN AVE
NTS
(EXISTING STREET)

LOT AREAS

DESCRIPTION	AREA (NET)
SUBLOT 1	3568 (2535)
SUBLOT 2	3345 (2288)
SUBLOT 3	3206 (1957)
SUBLOT 4	3243 (1955)
SUBLOT 5	3132 (1826)
SUBLOT 6	3611 (1999)
SUBLOT 7	3745 (2209)
SUBLOT 8	3373 (2079)
SUBLOT 9	3054 (2072)
SUBLOT 10	3386 (1751)
SUBLOT 11	3452 (2427)
SUBLOT 12	3294 (2442)
SUBLOT 13	3419 (2334)
SUBLOT 14	3255 (1950)
SUBLOT 15	3670 (2167)
COMMON OPEN SPACE	1687 (1687)
COMMON DRIVE	11419 (11419)
COMMON SIDEWALK	1082 (1082)
TOTAL	65526 (46196)

BASIS OF ELEVATIONS

THE BASIS OF ELEVATION FOR THIS SURVEY IS A CITY OF EL CAJON BENCHMARK LOCATED AT THE NORTHWEST CURB RETURN OF LINCOLN AND WASHINGTON AVE.
INDEX # 410
ELEVATION = 461.23 M.S.L.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS A PORTION OF THE CENTERLINE OF LINCOLN AVE PER MAP 13091
BEARING: S 00°12'13" E

TITLE REPORT
LAWYERS TITLE FILE NO. 11639215-988-571
DATED SEPTEMBER 11, 2009

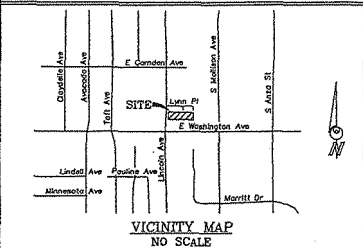
LEGAL DESCRIPTIONS:

THE SOUTH 41.5 FEET OF THE WEST HALF OF LOT FORTY-SEVEN AND THE NORTH 18.5 FEET OF THE WEST HALF OF LOT FORTY-THREE, SUBDIVISION NO. ONE OF CHASE RANCHO, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1327, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY APRIL 4, 1911.

THE NORTH HALF OF THE WEST HALF OF LOT 49 OF SUBDIVISION NO. 1, CHASE RANCHO, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1327 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 4, 1911, EXCEPTING THEREFROM THE NORTH 18.50 FEET THEREOF.

EASEMENTS

AN EASEMENT FOR DRAINAGE PURPOSES GRANTED TO THE CITY OF EL CAJON RECORDED FEBRUARY 21, 1978 AND FILE NO. 78-067939 OF OFFICIAL RECORD.



SHEET 1

CITY OF EL CAJON

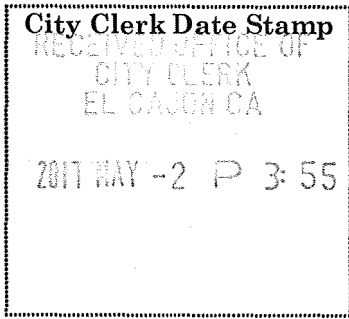
TENTATIVE SUBDIVISION MAP NO. _____

Applicant: RMC, LLC
APN: 488-371-01-00 & 493-101-01-00
Request: DEMOLISH EXISTING TWO RESIDENCES AND SHEDS.
CREATE 15 SUB-LOTS TO BE USED FOR RESIDENTIAL PURPOSES.
Owner: SANTA RITA INVESTMENT COMPANY
Address: 1001 B Avenue, Coronado, CA 92018
Developer: JUAN PINTO
Address: 1001 Camino Del Rio, South #420, San Diego, CA 92108
Prepared By: BURKETT & WONG ENGINEERS
Address: 3434 Fourth Ave., San Diego, CA 92103-6941
Phone #: (619) 299-5550

Approved By: _____
Approved By: _____
Approved By: _____

PC recommended approval
subject to conditions
4/26/10

TR 2302 * PUT
TSM 653
RECEIVED 2-23-
P.C. Date 4-28-



City of El Cajon Agenda Report

MEETING: 05-09-17

ITEM NO: 3.1



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Goble, Kalasho and Kendrick

FROM: Anthony Shute, Deputy Director of Community Development

SUBJECT: AMENDMENT OF SPECIFIC PLAN NO. 182

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 amending Specific Plan No. 182.

PROJECT DESCRIPTION

The Downtown Master Plan is intended to create a mixed-use urban village in El Cajon. It includes special development standards and design requirements for new developments and external building renovations while emphasizing a pedestrian friendly environment. It also provides for the reduction or elimination of standard parking requirements for projects composed of retail, office, and/or residential development by conditional use permit. This proposed amendment would eliminate the need for a conditional use permit and instead parking would not be required for a change of use in an existing building, and parking for substantial additions and new developments would be addressed through the applicable planning permit. The Planning Commission initiated this proposed amendment to Specific Plan No. 182 on March 21, 2017.

BACKGROUND

In 2000, the City Council amended the Downtown Master Plan to allow an existing development that does not have the required on-site parking to expand (building or use), or a new development without providing the number of parking spaces required, according to the Parking Standards in the Zoning Code, if a conditional use permit (CUP) is approved. The CUP was subject to the finding that the parking shortfall could not be detrimental to adjacent uses or properties in the downtown area as a whole.

Since 2000, there have been 21 conditional use permits processed for new development or a change of use in the downtown with a request for a reduction in required parking. All of the requests have been approved for a total parking reduction of 671 parking spaces. Most of these requests were for developments in the downtown core where most of the parking is

available in either public lots or in angled on-street spaces. Most properties in the downtown were developed without on-site parking, and this situation is common in many downtowns in cities across the region.

The ability to reduce, or eliminate on-site parking requirements in the downtown area has been a successful mechanism in facilitating the establishment of new businesses in downtown El Cajon. It also helps to achieve the Downtown Master Plan’s primary goal of creating a diverse mixed-use urban village.

Available Downtown Parking

Staff’s analysis of available parking in the downtown is shown in the table below and in the attached exhibit, which indicates there are a total of 2,265 parking spaces. In the core alone, there are more than 1,000 parking spaces. Most of these spaces are used during daytime hours, however in the evening and on weekends these spaces are routinely available. The City Traffic Engineer reports that there is always a supply on Douglas Avenue (one block South of Main Street) and in the public parking lot east of Prescott Promenade. Moreover, during the peak demand period for Main Street parking, there is a 22 to 30% vacancy rate according to the 2015 “Parking Utilization Study – Weekday Conditions” by Michael Baker International.

Downtown Core

Location	Number of Spaces
City Hall/Police	89
Magnolia Public Parking	120
Rea Ave	40
Sulzfeld & Alley	28
Main St (Chambers to Claydelle)	134
Regional Courts	405
Prescott Promenade	65
County Library	86
Ronald Reagan Community Ctr	124
Total	1091

Streamline Processing

As part of the City’s strategy to create efficiencies in the development process whenever appropriate, the proposal to amend the Downtown Master Plan (SP No. 182) would streamline development processing within the most important portion of the City. At present, a conditional use permit is required to reduce the City’s suburban parking standard for a change of use or a new development in the downtown. This approach does not attract new investment in the downtown and instead, acts as a hurdle in expediting development projects. This decision step adds time to the planning entitlement and building permit process resulting in added cost and delays to development projects.

General Plan

The El Cajon General Plan is a state-mandated document that represents the long-range vision of the City. Primarily, the plan is a comprehensive, long-range statement of development policies intended to guide decision makers in determining whether or not land use proposals are consistent with the plan. The plan also includes a map which illustrates the location of land use designations.

Policy 2-1.1 states that “through provisions of both ordinance and policy decisions, the City shall provide incentives for the location of new [sic] development...especially in that area known as the old downtown area of the city”.

PLANNING COMMISSION DECISION

On April 18, 2017, the Planning Commission held a public hearing for the proposed amendment. One speaker spoke in support of the project. No one spoke in opposition. After public testimony, the public hearing was closed and the Commission discussed the project. The Commission voted 5-0 to adopt Resolution No. 10895 recommending City Council approval of the proposed project.

FINDINGS

A. The proposed specific plan serves the public interest.

The proposed specific plan amendment is applicable to the downtown area and is not property-specific. The amendment would streamline the development review and permitting process, and the minor technical edits would improve text consistency and clarity.

B. The proposed specific plan will systematically implement the city’s general plan.

Specific Plan No. 182 focuses on a particular portion of the City where special circumstances require a more detailed framework of development than the General Plan, and more detailed standards than the general provisions of the Zoning Code. This approach effectively establishes a link between General Plan implementing policies and potential development proposals in the defined area. The proposed amendment is designed to encourage investment and target new development to the City’s downtown area.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The California Environmental Quality Act (“CEQA”) is a comprehensive statutory scheme that requires cities and other public agencies to consider the environmental consequences of their actions before approving plans or policies or otherwise committing to a course of action on a project. This project is exempt per CEQA Guidelines Subsection 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. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed amendment is designed to streamline the development permit process, and therefore does not raise this project to a level of significance that warrants CEQA analysis because the intensity of allowable development is not increased and there are no potentially significant environmental effects. Future development projects will be reviewed on a case by case basis.

PUBLIC NOTICE & INPUT

Notice of this public hearing was published in the Gazette on April 6, 2017, and to anyone who requested such notice in writing, in compliance with Government Code sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City’s website under “Public Hearings/Public Notices.” The

notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

RECOMMENDATION

The Planning Commission recommends to the City Council an amendment to the Downtown Master Plan (SP No. 182) that removes the requirement for a conditional use permit for a reduction in required parking for a change of use of an existing building or expansion, and for new development parking. Instead, that a change of use of an existing building or minor expansion (up to 10% of existing building square footage) be allowed by right and that new developments should be addressed in the context of an urban environment and be considered in conjunction with the associated planning permit application. Furthermore, this approach for new developments would need to consider a reduction in parking will not negatively impact the appearance of the project site or the surrounding properties, and will not adversely impact and will not place undue burden on adjacent uses. Supporting evidence would likely be required which may include but not limited to a traffic impact study, parking study, or other study or analysis prepared by a certified expert licensed to prepare such work.

FISCAL IMPACT: None

PREPARED BY:



**Anthony Shute
DEPUTY DIRECTOR
OF COMMUNITY
DEVELOPMENT**

APPROVED BY:



**Douglas Williford
CITY MANAGER**

ATTACHMENTS

1. Proposed Ordinance amending Specific Plan No. 182
Exhibit A: proposed draft Specific Plan No. 182 (excerpt)
2. Planning Commission Resolution No. 10891 (Resolution of Intent)
3. Planning Commission Resolution No. 10895 recommending City Council approval
4. Planning Commission draft excerpt minutes dated 04-18-17
5. Public Hearing Notice
6. Downtown Parking Exhibit

ORDINANCE NO. ____

AN ORDINANCE AMENDING SPECIFIC PLAN NO. 182
STREAMLINING THE DEVELOPMENT PERMIT PROCESS BY ELIMINATING
THE NEED FOR A CONDITIONAL USE PERMIT FOR REDUCED PARKING

WHEREAS, Specific Plan No. 182 is intended to create a mixed use urban village in downtown El Cajon, and includes special development standards and design requirements for new developments and external building renovations while emphasizing a pedestrian friendly environment; and

WHEREAS, Specific Plan No. 182 requires a conditional use permit for a reduction in required parking for a change of use of an existing building or expansion, and for new development parking; and

WHEREAS, an analysis of available parking in the downtown indicates there are a total of 2,265 parking spaces, and in the core alone, there are more than 1,000 parking spaces to support new development opportunities; and

WHEREAS, a streamlined permit process for projects within the boundaries of Specific Plan No. 182 will further enable City efforts to expedite development permitting; and

WHEREAS, the El Cajon City Council held a duly advertised public hearing on May 9, 2017, to consider an amendment to Specific Plan No. 182 to delete the requirement for a conditional use permit for a reduction in parking; and

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

- A. Based upon the record as a whole, the City Council hereby finds that the proposed amendments to Specific Plan No. 182, as modified by this Ordinance, are exempt from CEQA pursuant to the "General Rule" that CEQA only applies to projects that have the potential for causing a significant physical effect on the environment, (CEQA Guidelines, Section 15061 (b) (3)). The proposed amendment is designed to streamline the development permit process, and therefore does not raise this project to a level of significance that warrants CEQA analysis because the intensity of allowable development is not increased and there are no potentially significant environmental effects.
- B. The proposed specific plan amendment is applicable to the downtown area and is not property-specific. The amendment would streamline the development review and permit process, and the minor technical edits

would improve text consistency and clarity.

- C. Specific Plan No. 182 focuses on a particular portion of the City where special circumstances require a more detailed framework of development than the General Plan, and more detailed standards than the general provisions of the Zoning Code. This approach effectively establishes a link between General Plan implementing policies and potential development proposals in the defined area. The proposed amendment is designed to encourage investment and target new development to the City's downtown area; and

WHEREAS, after considering such evidence and facts, the City Council did consider amendments to Specific Plan No. 182 as presented at its meeting.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN 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 this Amendment to Specific Plan No. 182.

Section 2. That based upon said findings of fact, the El Cajon City Council hereby approves the Amendment to Specific Plan No. 182, in accordance with the attached Exhibit "A."

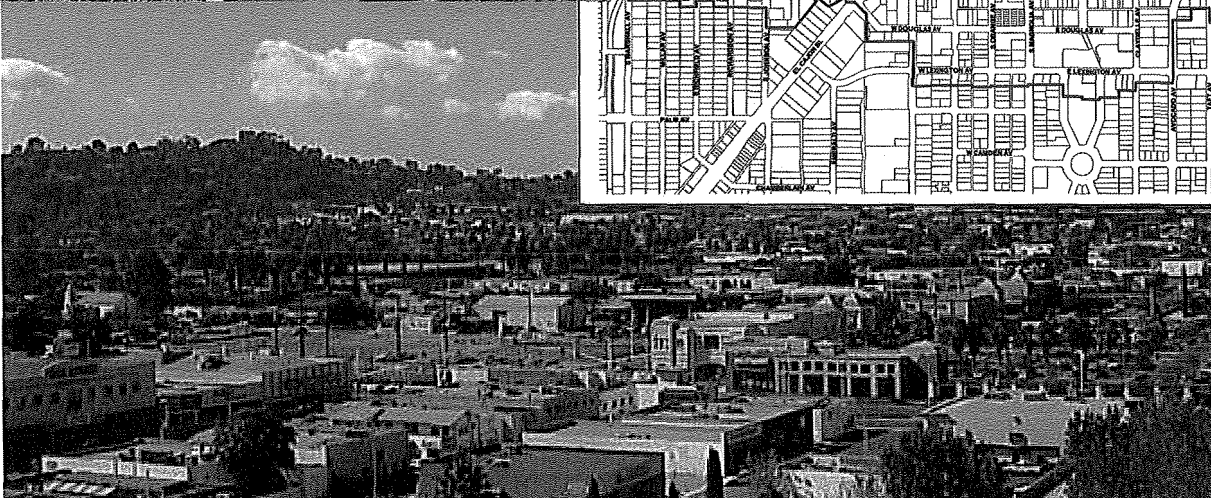
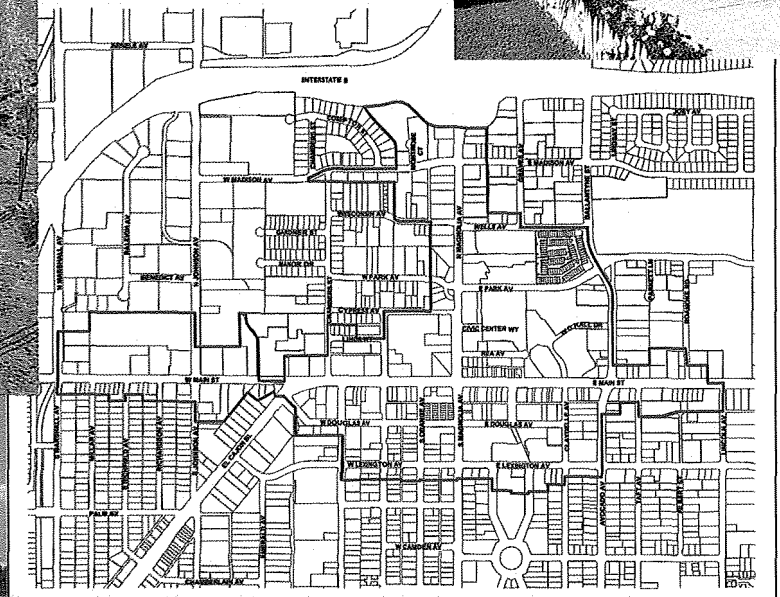
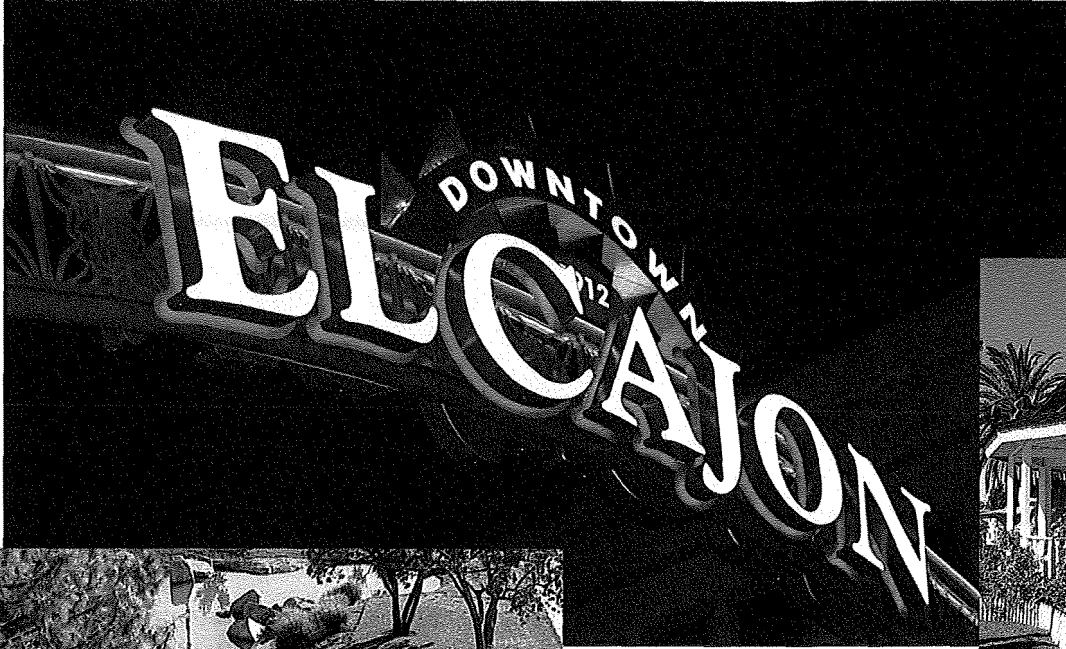
Section 3. This ordinance shall become effective thirty (30) days following its passage and adoption.

05/09/17 (Item No. 3.1)
05/23/17 (Item No. ____)

SP 182 Amendment (Parking) 050217

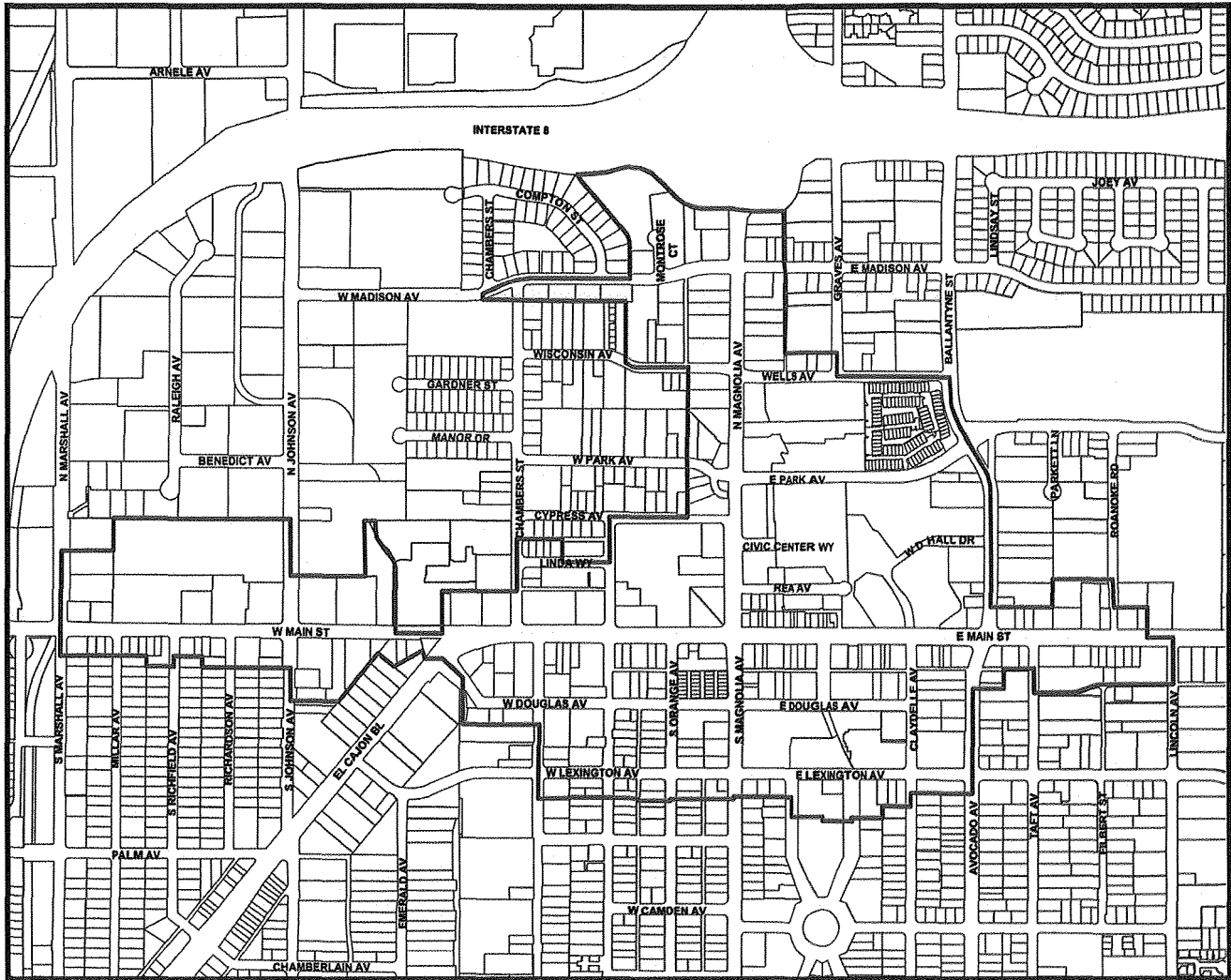
EXHIBIT A

CITY OF EL CAJON



DOWNTOWN EL CAJON SPECIFIC PLAN 182

CITY OF EL CAJON



DOWNTOWN EL CAJON SPECIFIC PLAN 182

Intent and Purpose of SP 182

It is the intent and purpose of Specific Plan 182 to implement the recommendations of the Downtown Master Design Plan adopted on November 24, 1992. In addition to uses permitted by right in the underlying zone, it is intended that this specific plan will provide for mixed-use including retail and/or offices and residential uses in one development project. However, there are permitted and conditional uses which are normally allowed in the underlying zones which are not permitted within the boundaries of Specific Plan 182. Please verify any proposed uses with the Planning Division at 619-441-1741.

**Includes amendments adopted by City Council through May 12, 2015
Ordinance Nos. 4976, 4985, and 5021**

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I. PROPERTY DESCRIPTION

These regulations shall apply to those properties included in Special Development Area No. 9 as shown on the General Plan and on attachment "A". Additional properties may be included as approved by an amendment to the General Plan, Special Development Area No. 9 and this specific plan.

II. INTENT AND PURPOSE

It is the intent and purpose of this specific plan to implement the recommendations of the Downtown Master Design Plan prepared by Tucker, Sadler and Associates and dated June, 1991.

The Downtown Master Design Plan contains recommendations for land uses and development standards.

In addition to uses permitted by right or conditional use permit in the underlying zone, it is intended that this specific plan will provide for mixed-uses including retail and/or offices and residential uses in one development project.

It is further intended that all developments emphasize pedestrian access with the scale and design of buildings promoting and reflecting the pedestrian environment.

III. PERMITTED AND PROHIBITED USES

- A. All uses permitted by right in the underlying zone except as listed below on Exhibit 'A' may be approved by right within Special Development Area No. 9.
- B. All uses permitted by conditional use permit in the underlying zone except as listed below on Exhibit 'B' may be permitted by conditional use permit within Special Development Area No. 9.
- C. Automotive service and repair uses are only permitted in the portion of Special Development Area No. 9 that is also a part of Special Development Area No. 10 and zoned C-M. All automotive service and repair uses shall obtain a conditional use permit in accordance with Section V. Development Process of this specific plan.

IV. SPECIAL USES

- A. Mixed-use developments, composed of retail, office and/or residential development may be permitted by conditional use permit within Special Development Area No. 9.

An example of a mixed-use development would be a residential development built above a retail and/or office development in a commercial or office zone.

- B. Density bonuses to increase residential densities beyond that permitted by the underlying zone and consistent with the General Plan, State law and City ordinances may be permitted by conditional use permit within Special Development Area No. 9.

A density bonus may be requested as part of a residential project in a residential zone or as part of a mixed-use project in commercial or office zones.

V. DEVELOPMENT PROCESS

All proposed development projects shall be required to process a development plan. Development plans shall be of the following types:

Site development plans as described in Chapter 17.65 of the Zoning Code.

Conditional use permits as described in Chapter 17.50 of the Zoning Code.

Specific plans as described in Chapter 17.70 of the Zoning Code.

Planned Residential Developments as described in Chapter 17.165 of the Zoning Code.

Planned Unit Developments as described in Chapter 17.60 of the Zoning Code.

Sign Permit as described in Chapter 17.190 of the Zoning Code.

Administrative Zoning Permit as described in Chapter 17.40 of the Zoning Code.

A. Site Development Plan

A site development plan shall be required for all proposed developments which are permitted by right in the underlying zone or overlay zone when applicable.

B. Conditional Use Permit

A conditional use permit shall be required for all proposed developments involving uses which require a conditional use permit in the underlying zone or overlay zone when applicable. A conditional use permit shall also be required for the following in the underlying zone:

1. a development consisting both uses permitted by right and by conditional use permit in the underlying zone; or
2. ~~a modified parking requirement; or~~
3. ~~a density bonus for residential development; or~~
4. 2. modified building height, or
5. ~~3.~~ 3. modified lot coverage, or
6. ~~4.~~ 4. modified building setbacks

C. Specific Plan

A specific plan may be required or utilized for certain uses or to modify certain development standards.

D. Planned Residential Development

A planned residential development is required for any common interest development in a planned residential development zone.

E. Planned Unit Development

A planned unit development is required for any common interest development including residential condominiums, townhouses, office condominiums and similar separate ownership opportunities.

F. Sign Permit

A sign permit is required to install any new commercial sign, except allowable window signs, within Specific Plan 182. The City Manager may delegate sign design review approval within Specific Plan 182 to a downtown PBID management entity, however signs must still comply with the other provisions of this Plan and the Municipal Code, including obtaining encroachment permits and building permits, when applicable.

G. Administrative Zoning Permit

An administrative zoning permit is required to remodel the façade of a commercial storefront/building governed by Specific Plan 182, install an ancillary outdoor dining area, or establish other uses listed as requiring an administrative zoning permit in Chapter 17.40 of the Zoning Code.

VI. DEVELOPMENT STANDARDS

Except as expressly provided as follows, all new developments shall be subject to the development standards set forth in either the underlying zone or overlay zone when applicable.

A. Parking

~~Except as provided below, all original new uses in newly constructed buildings shall comply with the applicable parking requirements of the underlying zone~~

1. Additional parking spaces are not required for a change of use of an existing building.

2. Minor additions to existing buildings eligible for review and approval under El Cajon Municipal Code Chapter 17.57 shall not require additional parking.
3. New developments not identified above shall be addressed in the context of the downtown urban environment and will be considered in conjunction with the associated planning permit application. Furthermore, on-site parking provisions shall not negatively impact the appearance of the project site or the surrounding properties, and shall not adversely impact or place undue burden on adjacent uses. Supporting evidence may be required which may include but not limited to a traffic impact study, parking study, or other study or analysis prepared by a certified expert licensed to prepare such work.

1. Permitted Uses

~~All subsequent new permitted uses in existing or enlarged buildings shall comply with the applicable following provisions:~~

- a) ~~If the existing development does not have the required on-site parking that complies with the current parking requirements of the underlying zone and there is no enlargement of the building, any new use must be one that has a parking requirement that is equal to or less than the prior use as determined by the parking standards of this title; or~~
- b) ~~If the existing development does not have the required on-site parking, and there is a proposed new use which has a parking requirement that is greater than the prior use as determined by the parking standards of this title or if there is a new use which proposes an enlargement of the existing building or use without providing the current number of parking spaces required by this title, or if there is both a new use and a new building which cannot satisfy the current parking requirements of this title, a conditional use permit must be obtained to allow a reduced number or no on-site parking spaces, subject to findings, including a determination that the proposed new use and/or new building will not result in a parking inadequacy that is detrimental to adjacent uses or properties and the downtown area as a whole.~~

2. Special Uses

- a) ~~If a building is intended to be used for a proposed mixed-use development as described in section IV.A., the parking requirement may be reduced to 70 percent of the total number of parking spaces required for each individual use; or~~

~~b) If a mixed-use development is proposed for an existing building and the parking provided is less than 70 percent of the total number of parking spaces required for each individual use, or if a mixed-use development is proposed for an existing building that must be enlarged or if a mixed-use development is proposed for a new building and the number of parking spaces is less than required by this title, a conditional use permit must be obtained to allow a reduced number or no parking spaces for the mixed-use development subject to findings, including a determination that the proposed mixed-use development will not result in a parking inadequacy that is detrimental to adjacent uses or properties and the downtown area as a whole.~~

B. Building Height

There shall be no maximum building height for any properties included in Special Development Area No. 9 as shown on Attachment "A" except that the maximum height of any building on any property in Special Development Area No. 9 and which is within 100 feet of any property zoned and/or developed with residential uses shall be 35 feet, unless a greater height is approved by conditional use permit.

C. Lot Coverage

All buildings, including accessory buildings and structures, and all parking areas and driveways shall not exceed the lot coverage of the underlying zone, unless a greater lot coverage is approved by conditional use permit.

D. Building Setbacks

All buildings, including accessory structures, shall comply with the building setbacks of the underlying zone except as follows:

1. All commercial and/or office buildings or mixed-use developments with residential units shall observe street frontage setbacks as follows:
 - a) One- and two-story buildings: No requirements;
 - b) Three- to six-story buildings: 10 feet;
 - c) Seven- to ten-story buildings: 15 feet.
2. All commercial and/or office buildings are permitted to observe no interior setbacks.
3. All mixed-use developments with residential units shall observe interior setbacks as required by the building and fire codes.
4. All street frontage setbacks, if required, shall be landscaped.

PLANNING COMMISSION RESOLUTION NO. 10891

A RESOLUTION OF INTENTION TO INITIATE AN AMENDMENT TO SPECIFIC PLAN NO. 182 DIRECTING STAFF TO PREPARE FOR CONSIDERATION AN AMENDMENT TO REMOVE THE REQUIREMENT FOR A CONDITIONAL USE PERMIT FOR REDUCED PARKING FOR NEW DEVELOPMENTS AND CHANGE OF USE OR EXPANSION IN AN EXISTING BUILDING.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on March 21, 2017 to initiate an Amendment to Specific Plan No. 182 that proposes to include changes to the Downtown Master Plan to remove the requirement for a conditional use permit for a reduction in required parking for a change of use of an existing building or expansion, and for new developments; and

WHEREAS, as part of the City's strategy to create efficiencies in the development process whenever appropriate, the proposal to amend the Downtown Master Plan (SP No. 182) would streamline development processing within the most important portion of the City; and

WHEREAS, a change of use of an existing building or expansion could be allowed by right and that new developments should be addressed in the context of an urban environment and be considered in conjunction with the associated planning permit application; and

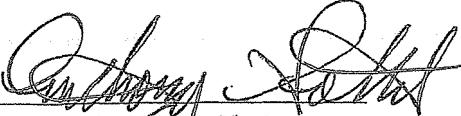
WHEREAS, the El Cajon Planning Commission acknowledges that the initiation of this amendment is not a project subject to the California Environmental Quality Act (CEQA) because it is a procedural, administrative step in the process, which only directs staff to study and prepare potential amendments for future consideration; and

NOW, THEREFORE, BE IT RESOLVED, that based upon said findings of fact, the El Cajon Planning Commission directs staff to prepare the following:

1. An amendment to Specific Plan No. 182 to consider revisions to no longer require a conditional use permit for reduced parking for a change of use or expansion of an existing building, or for new development; and
2. Consider that a change of use or expansion of an existing building be allowed by right; and
3. Consider that new developments should be addressed in the context of an urban environment and be considered in conjunction with the associated planning permit application with supporting documentation to reduce parking.

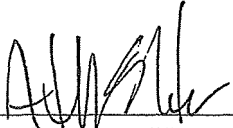
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held March 21, 2017 by the following vote:

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



Anthony SOTTILE, Chairman

ATTEST:



Anthony SHUTE, AICP, Secretary

PLANNING COMMISSION RESOLUTION NO. 10895

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF PROPOSED AMENDMENTS TO SPECIFIC PLAN NO. 182 STREAMLINING THE DEVELOPMENT PERMIT PROCESS BY ELIMINATING THE NEED FOR A CONDITIONAL USE PERMIT FOR REDUCED PARKING.

WHEREAS, Specific Plan No. 182 is intended to create a mixed use urban village in downtown El Cajon, and includes special development standards and design requirements for new developments and external building renovations while emphasizing a pedestrian friendly environment; and

WHEREAS, Specific Plan No. 182 requires a conditional use permit for a reduction in required parking for a change of use of an existing building or expansion, and for new development parking; and

WHEREAS, an analysis of available parking in the downtown indicates there are a total of 2,265 parking spaces, and in the core alone, there are more than 1,000 parking spaces to support new development opportunities; and

WHEREAS, on March 21, 2017, the Planning Commission adopted Resolution No. 10891 initiating an amendment to Specific Plan No. 182; and

WHEREAS, a streamlined permit process for projects within the boundaries of Specific Plan No. 182 will further enable City efforts to expedite development permitting; and

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on April 18, 2017 to consider an Amendment to Specific Plan No. 182 to delete the requirement for a conditional use permit for a reduction in parking; 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. Based upon the record as a whole, the Planning Commission hereby finds that the proposed amendments to Specific Plan No. 182, as modified by this Resolution, are exempt from CEQA pursuant to the "General Rule" that CEQA only applies to

Planning Commission Resolution No. 10895

projects that have the potential for causing a significant physical effect on the environment, (CEQA Guidelines, Section 15061 (b) (3)). The proposed amendment is designed to streamline the development permit process, and therefore does not raise this project to a level of significance that warrants CEQA analysis because the intensity of allowable development is not increased and there are no potentially significant environmental effects.

- B. The proposed specific plan amendment is applicable to the downtown area and is not property-specific. The amendment would streamline the development review and permit process, and the minor technical edits would improve text consistency and clarity.
- C. Specific Plan No. 182 focuses on a particular portion of the City where special circumstances require a more detailed framework of development than the General Plan, and more detailed standards than the general provisions of the Zoning Code. This approach effectively establishes a link between General Plan implementing policies and potential development proposals in the defined area. The proposed amendment is designed to encourage investment and target new development to the City's downtown area; and

WHEREAS, after considering such evidence and facts, the Planning Commission did consider Amendments to Specific Plan No. 182 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 Planning Commission in regard to this Amendment to Specific Plan No. 182.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Amendment to Specific Plan No. 182, in accordance with the attached Exhibit "A".

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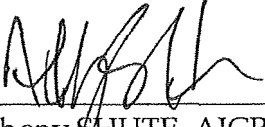
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held April 18, 2017 by the following vote:

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



Paul CIRCO, Vice Chairman

ATTEST:



Anthony SHUTE, AICP, Secretary

DRAFT EXCERPT FROM THE MINUTES OF THE EL CAJON PLANNING COMMISSION MEETING

April 18, 2017

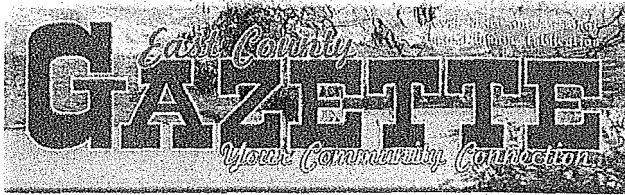
Agenda Item:	5
Project Name:	Downtown Master Plan Amendment
Request:	Eliminate Conditional Use Permit for Parking Reduction
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Specific Plan No. 182 Amendment
Location:	Downtown El Cajon
Applicant:	City of El Cajon
Project Planner:	Anthony Shute, tonys@cityofelcajon.us , 619.441.1742
City Council Hearing Required?	Yes May 9, 2017
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 proposed amendment to Specific Plan (SP No. 182)

SHUTE summarized the agenda report in a PowerPoint.

Mr. Daryl PRIEST, local developer and Downtown PBID president, spoke in favor and cited success of various businesses in the Downtown area.

Motion was made by CIRCO, seconded by SOTTILE, to close the public hearing; carried 4-0 (MROZ, absent).

Motion was made by LONGORIA, seconded by SOTTILE, adopt the next Resolution recommending City Council approval of proposed Amendment to Specific Plan No. 182, carried 4-0 (MROZ, absent).



PO BOX 697., El Cajon, CA 92022
365 Broadway, Suite 204 El Cajon, CA 92021
Phone: (619) 444-5774 • Fax: (619) 444-5779
e-mail: legals@ecgazette.com

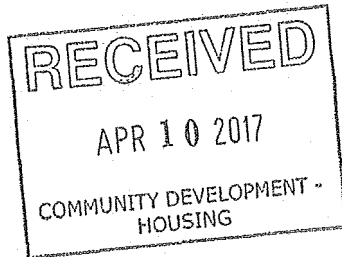
PROOF OF PUBLICATION

CITY OF EL CAJON

State of California)
County of San Diego) SS

Notice Type: LEGAL

Ad Description: EAST COUNTY GAZETTE



I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years. I am the owner and publisher of the EAST COUNTY GAZETTE, a newspaper published in the English language in the County of San Diego. The notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Executed on: 04/06/17
At San Diego County, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature

Debbie Norman
Debbie Norman



CITY OF EL CAJON

**NOTICE OF PROPOSED AMENDMENT
OF SPECIFIC PLAN (CITYWIDE)**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at 7:00 p.m., Tuesday, April 18, 2017, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, and the El Cajon City Council will hold a public hearing at 3:00 p.m., Tuesday, May 9, 2017, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

AMENDMENT OF SPECIFIC PLAN NO. 182 (CITYWIDE). This is a City-initiated proposal to amend Specific Plan No. 182 to streamline the decision making process by removing the requirement for a conditional use permit for a reduction in required parking for a change of use of an existing building or expansion, and for new developments. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in these public hearings. The agenda reports for this project will be available 72 hours prior to each meeting <http://www.cityofelcajon.us/your-government/city-meetings-with-agendas-and-minutes-all>. To download a copy, click the current agenda – full version link, then the agenda item. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearings, but will be available at the Project Assistance Center and City Clerk counters upon request.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Commission at, or prior to, the public hearing. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact the Project Assistance Center at 619.441.1742. More information about planning and zoning in El Cajon is available at www.cityofelcajon.us/your-government/departments/community-development.

If you have any questions, or wish any additional information, please contact ANTHONY SHUTE at (619) 441-1742 or via email at tonys@cityofelcajon.us and reference "AM SP 182" in the subject line.



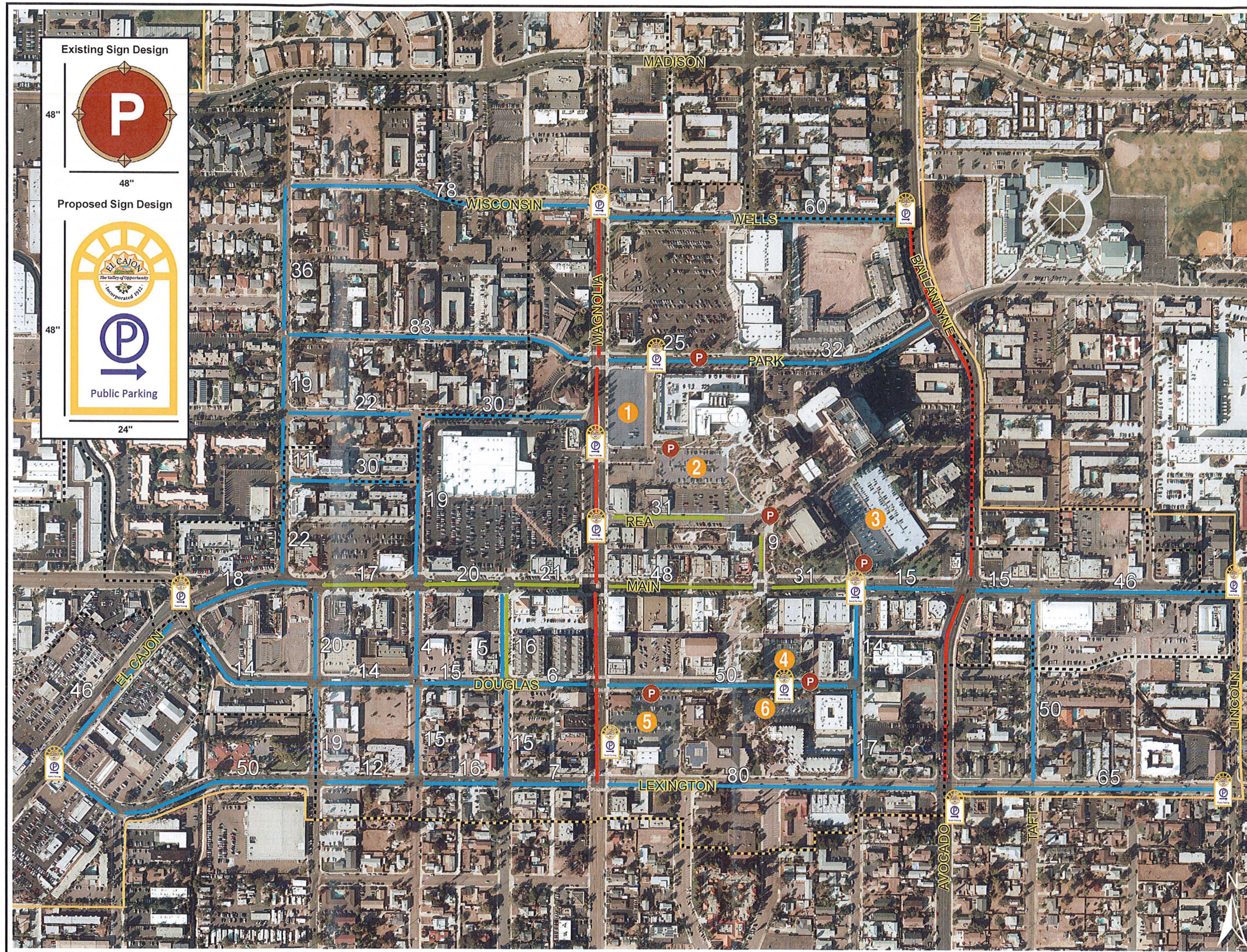
Downtown Parking and Sign Locations

-  Existing Sign Location
-  Potential Sign Location
-  Specific Plan No. 182
-  DSP Boundary
-  On Street Parallel Parking
-  On Street Angled Parking
-  No Street Parking
-  1 City Public Parking | 120 Spaces
-  2 City Hall | 89 Spaces (4 ADA) | 2 Hour
-  3 Superior Court | 398 Spaces (8 ADA & 9 Law Enforcement)
-  4 Prescott Promenade | 61 Spaces (4 ADA)
-  5 Fire Station 6 & Ronald Reagan Community Center | 124 Spaces (8 ADA & 20 Fire Dept.)
-  6 County Library | 82 Spaces (4 ADA)

Total On Street Parallel Parking: 1,184
 Total On Street Angled Parking: 193
 Total Public Parking Lot Spaces: 874
 Total Public Parking Downtown: 2,251

0 125 250 500 Feet
 1 inch = 175 feet

Source: City of El Cajon Planning Division
 Created By: Spencer Hayes, Sarah Toma & Brandon Tobias
 Date: 02.18.2017



Existing Sign Design



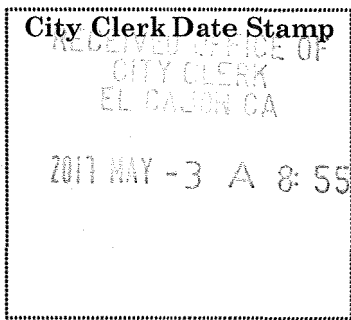
48" x 48"

Proposed Sign Design



48" x 24"

Public Parking



City of El Cajon Agenda Report

MEETING: 05-09-17

ITEM NO: 3.2



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Goble, Kalasho and Kendrick

FROM: Anthony Shute, Deputy Director of Community Development

SUBJECT: ZONING CODE AMENDMENT NO. 432

RECOMMENDATION: That the City Council

- 1. Opens the public hearing and receives testimony;
- 2. Closes the public hearing;

THEN:

- 3. MOVES to INTRODUCE the ORDINANCE for Zoning Code Amendment No. 432.

PROJECT DESCRIPTION

Each year staff identifies potential technical revisions during their routine administration of Title 17 of the El Cajon Municipal Code (the “Zoning Code”). A list of cleanups, clarifications and revisions are then brought forward as an amendment to Title 17. Most are non-substantive technical cleanups, with a few minor substantive changes that staff has tentatively identified to fill gaps in current regulations, including recently enacted state statutes from the previous year. At this time, proposed Amendment 432 (the “Amendment”) only pertains to accessory dwelling units based on new state legislation. The annual update will be brought later this year.

BACKGROUND

The Planning Commission (“Commission”) initiated this Zoning Code Amendment on February 7, 2017. El Cajon Municipal Code (“ECMC”) section 17.20.020 provides that amendments to the Zoning Code may be initiated by the Commission or City Council.

Zoning Code Cleanup, Clarifications and Revisions

The Zoning Code was comprehensively revised and reorganized in 2010. The first technical cleanup occurred in 2011. Subsequent code updates occurred in 2013, 2014 and 2015. Later this year, an omnibus Zoning Code update is anticipated. However, at this point, staff has identified the importance of addressing recently enacted

legislation specific to accessory dwelling units and is therefore proposing changes to the Zoning Code in advance of an omnibus update.

DISCUSSION

Accessory Dwelling Units

An accessory dwelling unit (“ADU”) is a secondary dwelling unit with complete independent living facilities for one or more persons. An ADU can be any of the following:

Detached	The unit is separate from the primary structure
Attached	The unit is attached to the primary structure
Repurposed Existing Space	Space within the primary residence is converted into an independent living unit

On September 27, 2016, new state laws were adopted to make several changes to facilitate the development of accessory dwelling units, commonly referred to as “granny flats.” Effective January 1, 2017, these laws require local government to ministerially approve ADUs if the unit complies with certain requirements. The new laws allow an ADU through a more expeditious and streamlined permit process. Basically, the Zoning Code must be aligned with the following:

ADU Requirements	
Where	Lot zoned for single-family or multi-family use anywhere in the City
Parking	One parking space per bedroom or unit. Must allow tandem and be allowed in the setback areas. Not required if within a half mile to public transit, part of an existing primary residence or accessory structure, or within one block of a car share area.
Size	City may regulate size
Setback	None if unit is within the existing single-family residence (“SFR”) or five feet from side or rear lot lines for a unit constructed above garage. New detached units per underlying zone.
Density	Unit cannot count towards the allowable density of the site
Connection/Capacity Fees	Existing structure: may not require new or separate utility connections or fees New structure: may charge proportionate fees
Process	Ministerially – building permit

The Zoning Code currently regulates ADUs under ECMC section 17.140.180. An ADU is currently allowed in all of the single-family residential zones with the approval of an Administrative Zoning Permit (“AZP”), subject to performance standards. Staff has evaluated the new laws, discussed it with city disciplines, such as Engineering and Building, and is presenting the proposed zoning code changes in the attached ordinance, in alignment with the new legislation. The changes to the Zoning Code include consistency with the table above as required and includes the elimination of

the AZP requirement, and minimal development standards. Staff is proposing the size of any ADU not exceed 640 square feet, which is the maximum size under existing City regulations. The existing maximum size is because of the predominantly smaller lot sizes within the City and to ensure proportionality with the small properties and existing residential neighborhoods. The proposed modifications to the ADU section of the Zoning Code are minimal and align it with recently enacted state law.

Junior Accessory Dwelling Units

A junior accessory dwelling unit (“JADU”) is defined as a unit that cannot exceed 500 square feet and must be completely contained within the space of an existing residential structure. The new law creates and facilitates the permit process for the conversion of existing living space for a separate dwelling unit. The state legislature, in enacting the statute, identified the JADUs as a simple and inexpensive permitting track for the development of dwelling units in homes to serve as a flexible form of infill housing. The statute seeks to facilitate JADUs through an ordinance with the following:

JADU Requirements	
Zone	Limited to one per single-family residential lot
Location	Must be located entirely within the existing residence
Entrance	Must have its own separate entrance
Bedroom	Requires a bedroom
Kitchen	Must include an efficiency kitchen
Bath	May share a bath with the primary residence or have its own
Parking	Cannot require additional parking
Connection/Capacity Fees	Cannot apply water, sewer and power connection fees
Process	Ministerial – building permit

The Zoning Code is currently silent on JADUs. The definitions section and Residential Land Use Table sections of the Zoning Code have been updated by the proposed ordinance to include JADUs. In addition, there is a new section to the Residential Zones ECOM chapter 17.140 which establishes regulations for those units.

Summary

Accessory dwelling units can be affordable and offer important housing options in existing neighborhoods. The proposed revisions to the Zoning Code will align City regulations with state statutes. It should be noted that a copy of the local ordinance must be provided to Housing and Community Development within 60 days of adoption.

PLANNING COMMISSION DECISION

On April 18, 2017, the Planning Commission held a public hearing for the proposed Zoning Code Amendment. No one spoke at the public hearing. The Commission voted 4-0 (Mroz absent) to adopt Resolution No.10896 recommending City Council approval of the proposed Amendment.

FINDINGS

- A. The proposed Zoning Code 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 changes to the Zoning Code further the goals of the General Plan in various ways. Goal No. 5 of the General Plan is that “a broad range of housing types will be made available to meet the housing needs of various age and income groups.” Objective 5-2 of the General Plan is to “encourage the adequate provision of housing by location, type of unit and price to meet existing and future needs of El Cajon residents.” Furthermore, in Policy 5-2.3 states that the “City will facilitate the production of housing for all segments of the population...” The Zoning Code Amendment will provide greater opportunities for adding to the supply and affordability of housing.

- B. The proposed Zoning Code Amendment is consistent with any applicable specific plan governing development of the subject property.*

The proposed Zoning Code Amendment is applicable citywide. No zone changes are proposed as part of this project, and thus the proposed changes do not conflict with specific plans.

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

The proposed Zoning Code Amendment is applicable citywide and is not property-specific. The Zoning Code Amendment aligns the Zoning Code with state-mandated requirements for accessory dwelling units.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The California Environmental Quality Act (“CEQA”) is a comprehensive statutory scheme that requires cities and other public agencies to consider the environmental consequences of their actions before approving plans or policies or otherwise committing to a course of action on a project. Following a preliminary review of a project, the lead agency needs to conduct an initial study to determine if the project may have a significant effect on the environment.

The proposed changes to the Zoning Code are to align accessory dwelling units regulations with enacted state statute and include provisions for junior accessory dwelling units. Section 15282 of the California Environmental Quality Act (CEQA) statutorily exempts actions for the adoption of an ordinance regarding second units in a single-family or multi-family residential zone by a city or county to implement provisions of sections 65852.1 and 65852.2 of the Government Code.

PUBLIC NOTICE & INPUT

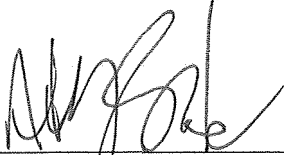
Notice of this public hearing was published in the East County Gazette on April 6, 2017 in compliance with Government Code sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City’s website under “Public Hearings/Public Notices.” The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

RECOMMENDATION

Staff is recommending approval of Zone Code Amendment No. 432 to align Title 17 Zoning Code with the state-mandated changes for accessory dwelling units and junior accessory dwelling units.

FISCAL IMPACT: None

PREPARED BY:



**Anthony Shute
DEPUTY DIRECTOR
OF COMMUNITY
DEVELOPMENT**

APPROVED BY:



**Douglas Williford
CITY MANAGER**

ATTACHMENTS

1. Proposed Ordinance of Title 17 Zoning Code Amendment No. 432
Exhibit A: Proposed Draft Zoning Code
2. Planning Commission Resolution No. 10881 Initiating Zoning Code Amendment
3. Planning Commission Resolution No. 10896 (without attachments)
4. Draft Planning Commission Minutes Excerpt dated 4-18-17
5. Summary and Description of Zoning Code Revisions
6. Public Hearing Notice

ORDINANCE NO. ____

AN ORDINANCE AMENDING TITLE 17
OF THE EI CAJON MUNICIPAL CODE
REGARDING ACCESSORY DWELLING UNITS

WHEREAS, on February 7, 2017, the Planning Commission adopted Resolution No. 10891 initiating an Amendment 432 (the "Amendment") to Title 17 of the El Cajon Municipal Code (the "Zoning Code") with changes for accessory dwelling units; and

WHEREAS, the Zoning Code requires regular maintenance to ensure that it is consistent and effective in regulating the use and development of land in the City. Accordingly, staff has identified various edits needed to improve clarity and consistency of the Zoning Code with newly enacted state laws with regards to accessory dwelling units and junior accessory dwelling units; and

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on April 18, 2017, and recommended City Council approval of the Amendment to the Zoning Code; and

WHEREAS, the El Cajon City Council held a duly advertised public hearing on May 9, 2017, to consider the Amendment to the Zoning Code to consider changes to align the Zoning Code with state-mandated regulations for accessory dwelling units and junior accessory dwelling units; and

WHEREAS, at the public hearing the City Council received evidence through public testimony and comment, in the form of both 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 changes to the Zoning Code further the goals of the General Plan in various ways. Goal No. 5 of the General Plan is that "a broad range of housing types will be made available to meet the housing needs of various age and income groups." Objective 5-2 of the General Plan is to "encourage the adequate provision of housing by location, type of unit and price to meet existing and future needs of El Cajon residents." Furthermore, in Policy 5-2.3 it is identified that the "City will facilitate the production of housing for all segments of the population..." The Zoning Code Amendment will provide greater opportunities for adding to the supply and affordability of housing.
- B. The proposed Zoning Code Amendment is applicable citywide. No zone changes are proposed as part of this project, and thus the proposed changes do not conflict with specific plans.

- C. The proposed Zoning Code Amendment is applicable citywide and is not property-specific. The Zoning Code Amendment aligns the Zoning Code with state-mandated requirements for accessory dwelling units.

WHEREAS, after considering such evidence and facts, the City Council did consider the Amendments to Zoning Code as presented at its meeting.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN 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 Zoning Code Amendment No. 432.

Section 2. Section 17.40.020 of Chapter 17.40 of Title 17 of the El Cajon Municipal Code is hereby repealed.

Section 3. A new Section 17.40.020 of Chapter 17.40 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.40.020 Applicability.

The following property improvements and land uses may be approved by an administrative zoning permit:

- A. Large family daycare homes in residential zones, in compliance with Section 17.225.030.
- B. Outdoor dining areas in compliance with Section 17.225.090.
- C. Fences, hedges, and walls that are higher than would otherwise be allowed, in instances where there is a legitimate need for a higher fence. In approving such fences, the director shall consider safety and sight distance requirements, in addition to aesthetics and input from affected adjoining property owners. Affected adjoining property owners shall be notified in writing at least ten days prior to the approval of any fence, hedge, or wall exceeding the height restrictions of the underlying zone.
- D. Roadside stands, in compliance with Section 17.225.110.
- E. Kiosks, booths, and stands in compliance with Section 17.130.250.
- F. A temporary shade structure, in compliance with Section 17.225.160.
- G. Additional household pet or animal, in compliance with Chapter 17.205.

Section 4. The definition of “Dwelling,” found in Section 17.105.020, Definitions in Chapter 17.105 of Title 17 of the El Cajon Municipal Code is hereby repealed.

Section 5. A new definition of “Dwelling” is hereby added to Section 17.105.020, Definitions in Chapter 17.105 of Title 17 of the El Cajon Municipal Code, between the definitions of “Dump” and “Dwelling, multiple-family,” to read as follows:

“Dwelling” means a building or portion of a building, or a mobile home, designed for permanent residential purposes, including single-family, two-family, multiple-family dwellings, accessory dwelling units, and junior accessory dwelling units, but shall not include hotels, motels, or residential care facilities.

Section 6. The definition of “Dwelling unit” found in Section 17.105.020, Definitions in Chapter 17.105 of Title 17 of the El Cajon Municipal Code is hereby repealed.

Section 7. New definitions of “Dwelling unit,” “Dwelling unit, accessory,” and “Dwelling unit, junior accessory” are hereby added to Section 17.105.020, Definitions in Chapter 17.105 of Title 17 of the El Cajon Municipal Code, between the definitions of “Dwelling unit, two-family” and “Educational institution” to read as follows:

“Dwelling unit” means one (1) or more rooms designed for occupancy by one (1) family for both living and sleeping purposes, and having only one (1) kitchen. This definition includes single-family homes, condominiums, townhomes, and apartments.

“Dwelling unit, accessory” means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. An accessory dwelling unit also includes the following: (a) An efficiency unit, as defined in Section 17.958.1 of Health and Safety Code; and (b) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

“Dwelling unit, junior accessory” means a unit that is no more than 500 square feet in size and contained entirely within an existing single-family structure. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

Section 8. Section 17.140.120 of Chapter 17.140 of Title 17 of the El Cajon Municipal Code is hereby repealed.

Section 9. Section 17.140.120 of Chapter 17.140 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.140.120 Accessory structures.

Accessory structures such as detached garages, carports, workshops, game rooms, poolrooms, clubhouses, storage buildings, and sheds are permitted in residential zones, subject to the following provisions:

- A. Accessory structures shall not be used as dwelling units, except for approved accessory dwelling units.
- B. Accessory structures shall not include kitchen facilities, except for approved accessory dwelling units and approved common area buildings in multi-family complexes or common interest developments.
- C. The total combined floor area of all accessory and primary structures on a lot shall not exceed the maximum lot coverage of the underlying zones.
- D. Accessory structures are limited to a height of 20 feet.
- E. Accessory structures may include electrical service, a sink, a water heater, and hookups for washers and dryers.
- F. Except for approved accessory or junior accessory dwelling units and common area buildings in multi-family complexes and common interest developments, accessory structures may not include bathrooms, unless a minor conditional use permit is approved pursuant to Chapter 17.50.
- G. Accessory structures shall not be located closer than six (6) feet from any other structure in any single-family zone.
- H. Accessory structures shall not be located closer than 12 feet from any structure used for human habitation in any multi-family zone. Accessory structures shall not be located closer than six (6) feet from any other accessory structure in any multi-family zone.
- I. Accessory structures shall be located to the rear of (behind) the front of the main buildings on the lot. In instances where the main structure(s) is/are located to the rear of the lot, the director may authorize accessory structures in front of the main building. However, in no instance may such accessory structures be located in any required setback area.
- J. Accessory structures located to the rear (behind) the front of the main buildings may be located as close as three (3) feet from interior side and rear property lines. However, no accessory structure may be located in any exterior side yard setback area.
- K. Accessory structures may not be located within five (5) feet of an alley.

- L. Detached garages and carports that are entered directly from a street shall maintain a minimum distance of 20 feet from the street property line. If such a structure is entered directly from an alley, it shall maintain a distance of five (5) feet from the alley property line.
- M. The roof of an accessory structure may project to within one and one-half feet of an interior side or rear property line.
- N. Accessory structures used for the keeping of animals are subject to the distance requirements listed in Chapter 17.205.
- O. Temporary structures, including structures made of metal, wood, canvas, vinyl, palm fronds, bamboo or similar materials are prohibited in all required exterior yards and in all areas between the public right-of-way and the front of the main structure on the lot. When located behind the front of the main structure on the lot, they are subject to all other provisions of this title.
- P. Notwithstanding other provisions of this section stated above, one (1) temporary shade structure may be allowed in front of the main structure, under the limited circumstances listed in Section 17.225.160, and subject to the approval of an administrative zoning permit described in Chapter 17.40.

Section 10. Section 17.140.180 of Chapter 17.140 of Title 17 of the El Cajon Municipal Code is hereby repealed.

Section 11. Section 17.140.180 of Chapter 17.140 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.140.180 Accessory and junior accessory dwelling units.

The standards set forth in this section may be applied to any residentially zoned lot in the city that contains only one (1) single-family dwelling upon such lot. If any use beyond that of one (1) single-family dwelling exists upon a lot, then such lot is not qualified to receive an accessory or junior accessory unit. Notwithstanding the foregoing, no accessory or junior accessory dwelling unit shall be permitted in any approved planned unit development (PUD) or planned residential development (PRD).

- A. Permit Required. A building permit is required for any new accessory or junior accessory dwelling unit.
- B. Standards of Development.
 - 1. Accessory dwelling units within an existing structure including the primary residence, attached or detached garage or other accessory building shall meet the following requirements:

- a. Building and safety codes;
 - b. Independent exterior access from existing residence;
 - c. Sufficient side and rear setbacks for fire safety; and
 - d. Shall not exceed 640 square feet in size.
2. Accessory dwelling units within new structures, attached or detached, shall meet the following requirements:
- a. Conformance with all requirements of the zone in which the unit is located, except as identified herein;
 - b. Provision of one (1) additional paved off-street parking space for each bedroom in the proposed accessory dwelling unit. Such parking spaces may be tandem and/or located in the required front yard setback area if in compliance with the paved parking standards listed in Section 17.140.160. No additional parking is required with any of the following;
 - i. Unit is located within ½ mile of public transit, including transit and bus stations;
 - ii. Unit is part of an existing primary residence or an existing accessory structure;
 - iii. There is a car share program located within one block of the accessory dwelling unit.
 - c. An accessory dwelling unit may be attached to the existing dwelling unit or detached from it;
 - d. In accordance with Health and Safety Code requirement, no fire sprinkler system is required unless provided for in the primary residence. If an accessory dwelling unit is attached to the primary single-family dwelling, a firewall separation between the units shall be required in conformance with the California Building Code;
 - e. No minimum size shall be required for an accessory dwelling unit. Minimum standards will be applied through the building code;
 - f. No accessory dwelling unit shall exceed an area of 640-square feet, inclusive of covered porches and patios, but exclusive of any attached garage or carport;

- g. Attached covered patios, porches and similar covered areas intended to be used by the occupant of the accessory dwelling unit, except for a garage or carport, shall be limited to a maximum 10 percent of the floor area of the proposed unit;
- h. The proposed accessory dwelling unit shall be constructed of similar building materials and with a similar architectural style to the primary dwelling unit;
- i. No setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage.

3. Junior accessory dwelling units shall meet the following requirements:

- a. Shall not exceed an area of 500 square feet;
- b. Shall be created within the existing walls of the primary dwelling and include a bedroom;
- c. Shall include a separate exterior entry from the primary residence;
- d. Shall include an efficiency kitchen that consists of:
 - i. A sink with a maximum waste line diameter of one-and-a-half (1.5) inches;
 - ii. A cooking facility with appliance which do not require electrical service greater than one-hundred-and-twenty (120) volts or natural or propane gas; and
 - iii. A food preparation counter and storage cabinets that are reasonable to the size of the unit.
- e. No additional parking shall be required for the junior accessory dwelling unit.

C. Standards of Performance. Every accessory and junior accessory dwelling unit approved by this title shall meet the following standards of performance:

- 1. The property owner must occupy one (1) of the units. Should this requirement not be honored by the property owner, it will be cause

to have the accessory or junior accessory dwelling unit removed in accordance with appropriate procedures;

2. A notice of restriction shall be recorded so that it appears in the chain of title for the property. A building permit will not be issued without proof of recordation of the notice of restriction.
3. The unit shall not be sold separate from the primary residence.
4. Tenancy shall not be less than 30 days.

D. Special Exemption from City Standards. Notwithstanding other provisions of this title, the addition of an accessory or junior accessory dwelling unit on a lot as provided under this section of and by itself will not initiate requirements for any new or updated standards relating to the existing residential structure. Such standards or requirements that would otherwise apply will be deferred until the normal operation of those other city code sections come to apply to such property. Such deferral of new or updated standards will not be granted for any building or portion thereof that was constructed illegally, nor will such deferral be granted for required public improvements. It is the clear intent of this subsection that the existing standards which were legally provided on the existing residential structure may remain as they were prior to the construction of the second-family unit.

Section 12. Section 17.140.210 of Chapter 17.140 of Title 17 of the El Cajon Municipal Code is hereby repealed.

Section 13. Section 17.140.210 of Chapter 17.140 of Title 17 of the El Cajon Municipal Code is hereby added to read as follows:

17.140.210 Residential land use table.

The following table lists uses that may be established in residential zones. The abbreviations used in the land use table shall have the following meanings:

A	"A" means "adult entertainment permit"
C	"C" means "conditional use permit"
D	"D" means "director's determination"
MC	"MC" means "minor conditional use permit"
MUP	"MUP" means "minor use permit"
P	"P" means "permitted use"
S	"S" means "site development plan permit"
T	"T" means "temporary use permit"
Z	"Z" means "administrative zoning permit"
X	"X" means "not permitted"

In addition to the abbreviated terms listed above, the land use table incorporates endnotes, which are indicated by numerical designators in the final column of the table. The numerical designators correspond with written notes listed at the bottom of the table. The notes provide additional information and direct readers to other applicable sections of the El Cajon Municipal Code.

**Table 17.140.210
Residential Land Use Table**

Residential Zones	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM-6000	RM-4300	RM-2500	RM-2200	RM-1450	RM-HR	Notes
Primary Residential Uses (subject to density restrictions)													
Congregate care facility	X	X	X	X	X	X	X	X	P	P	P	P	
Dwellings; attached duplex units or two detached dwelling units	X	X	X	X	X	X	X	P	P	P	P	P	1
Dwellings; up to three detached single-family homes on the same lot, including common interest developments	X	X	X	X	X	X	P	X	X	X	X	X	2
Dwellings; multi-family, attached or detached, including common interest developments	X	X	X	X	X	X	X	P	P	P	P	P	2
Dwelling; single-family detached	P	P	P	P	P	P	P	P	P	P	P	P	2
Farmworker housing	X	P	P	X	X	X	X	X	X	X	X	X	
Foster family home	P	P	P	P	P	P	P	P	P	P	P	P	
Foster family institution	X	C	C	C	C	C	C	C	X	X	X	C	
Group residential	X	X	X	X	X	X	C	C	C	C	C	C	3
Manufactured home	P	P	P	P	P	P	P	P	P	P	P	P	
Residential care facility for 6 or fewer	P	P	P	P	P	P	P	P	P	P	P	P	
Residential care facility for 7 or more	X	X	X	X	X	X	X	C	C	C	C	C	4

Residential Zones	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM-6000	RM-4300	RM-2500	RM-2200	RM-1450	RM-HR	Notes
Supportive housing	P	P	P	P	P	P	P	P	P	P	P	P	
Transitional housing	P	P	P	P	P	P	P	P	P	P	P	P	
Accessory Residential Uses													
Accessory structures	X	P	P	P	P	P	P	X	X	X	X	X	5
Accessory structures which include restrooms	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	5
Bed and breakfast	X	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	X	6
Family day care home, large	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	
Family day care home, small	P	P	P	P	P	P	P	P	P	P	P	P	
Home occupation business	P	P	P	P	P	P	P	P	P	P	P	P	7
Keeping chickens for personal use	P	P	P	P	P	P	P	X	X	X	X	X	8
Keeping pet pot-bellied pigs	X	P	P	Z	Z	Z	Z	X	X	X	X	X	8
Keeping pet horses	Z	P	P	Z	Z	X	X	X	X	X	X	X	8
Keeping domesticated animals under 125 pounds for family use	X	P	P	Z	Z	Z	Z	X	X	X	X	X	8
Keeping rabbits and geese for family use	X	P	P	X	X	X	X	X	X	X	X	X	8
Accessory or Junior Accessory dwelling unit	X	P	P	P	P	P	P	P	P	P	P	P	9
Nonresidential Uses													
Card room, non-gambling	X	P	P	P	P	P	P	P	P	P	P	P	16
Cemetery, crematory, and mausoleum	X	C	C	C	C	C	C	C	C	C	C	C	
Clubs: youth clubs, professional organizations, union halls, fraternal organizations, and similar uses	X	C	C	C	C	C	C	C	C	C	C	C	
Commercial	X	P	P	X	X	X	X	X	X	X	X	X	8

Residential Zones	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM-6000	RM-4300	RM-2500	RM-2200	RM-1450	RM-HR	Notes
agriculture including: field crops, orchards, vineyards, horticulture, and floriculture													
Community gardens	P	P	P	P	P	P	P	P	P	P	P	P	8
Day care facility (commercial or non-profit including preschool)	X	C	C	C	C	C	C	C	C	C	C	C	10
Educational institutions	X	C	C	C	C	C	C	C	C	C	C	C	
Governmental buildings and service facilities	X	C	C	C	C	C	C	C	C	C	C	C	11
Heliport	X	C	C	C	C	C	C	C	C	C	C	C	
Marijuana cultivation, delivery, dispensary, manufacturing, and storage	X	X	X	X	X	X	X	X	X	X	X	X	
Nonresidential parking areas in multi-family zones	X	X	X	X	X	X	X	C	C	C	C	C	12
Parks and recreation facilities; private, including non-profit	X	C	C	C	C	C	C	C	C	C	C	C	
Parks and recreation facilities, including sports fields, public	X	P	P	P	P	P	P	P	P	P	P	P	
Prefabricated storage containers used for short-term storage	T	T	T	T	T	T	T	T	T	T	T	T	
Religious facilities and non-profit service organizations devoted to serving the general public	C	C	C	C	C	C	C	C	C	C	C	C	

Residential Zones	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM-6000	RM-4300	RM-2500	RM-2200	RM-1450	RM-HR	Notes
Roadside stands for the sale of agricultural products	X	Z	Z	X	X	X	X	X	X	X	X	X	8
Seasonal outdoor businesses	T	T	T	T	T	T	T	T	T	T	T	T	13
Temporary feeding areas	C	C	C	C	C	C	C	C	C	C	C	C	
Wireless communication facilities	C	C	C	C	C	C	C	C	C	C	C	C	14
Other similar uses	D	D	D	D	D	D	D	D	D	D	D	D	15

1. Legally created lots in the RM-4300 zone are entitled to at least two units, regardless of lot area.
2. See Chapter 17.165 for PRD requirements. See Chapter 17.60 for PUD requirements.
3. Must be separated at least 300 feet between structures measured at closest wall of each.
4. Use prohibited in SP-182.
5. Subject to the provisions of Section 17.140.120 (accessory structures).
6. Subject to the provision of Section 17.225.020 (bed and breakfast establishments).
7. Subject to the provisions of Section 17.225.050 (home occupations).
8. Subject to the provisions of Chapter 17.205 (animals and agriculture).
9. Subject to the provisions of Section 17.140.180 (accessory and junior accessory dwelling units).
10. A "day care facility" is not a "family day care home" as defined in Chapter 17.105.
11. Excludes sewage disposal facilities.
12. Must conform to the standards provided in Section 17.185.200 (parking standards).
13. As ancillary to an approved non-residential use, when activity not already covered by CUP.
14. Subject to the provisions of Chapter 17.245 (wireless communications facilities).
15. As determined by the director of community development.
16. May only be operated as an accessory use to a bona fide club, society, professional organization, union hall, fraternal organization, and similar use, with either all applicable discretionary permits, or nonconforming status pursuant to Chapter 17.120, for the primary use. Subject to additional card room regulations listed in Chapter 5.28 (Card Rooms) and Chapter 17.225 (Miscellaneous Special Uses and Regulations) of this Title.

Section 14. That based upon said findings of fact, the El Cajon City Council hereby approves the Zoning Code Amendment No. 432 as set out herein.

Section 15. This ordinance shall become effective thirty (30) days following its passage and adoption.

05/09/17 (Item No. 3.2) (First Reading)
05/23/17 (Item No. ____) (Second Reading)

Zoning Code (ECMC Title 17) Amendment – Accessory Dwelling Units 050317

PLANNING COMMISSION RESOLUTION NO. 10881

A RESOLUTION OF INTENTION TO INITIATE AN AMENDMENT TO TITLE 17 OF THE EL CAJON MUNICIPAL CODE DIRECTING STAFF TO PREPARE FOR CONSIDERATION AMENDMENTS FOR ACCESSORY DWELLING UNITS AND MASSAGE ESTABLISHMENTS.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on February 7, 2017 to initiate Zoning Code Amendment No. 432 that proposes to include changes to the Zoning Code for accessory dwelling units and massage establishments; and

WHEREAS, the Zoning Code requires regular maintenance to ensure that it is consistent and effective in regulating the use and development of land in the City. Accordingly, staff proposes to identify changes needed to improve the clarity and consistency of the Zoning Code; and

WHEREAS, the El Cajon Planning Commission acknowledges that the initiation of these amendments is not a project subject to the California Environmental Quality Act (CEQA) because it is a procedural, administrative step in the process, which only directs staff to study and prepare potential amendments for future consideration; and

NOW, THEREFORE, BE IT RESOLVED, that based upon said findings of fact, the El Cajon Planning Commission directs staff to prepare the following:

An amendment to El Cajon Municipal Code Title 17 Zoning to consider revisions for accessory dwelling units and massage establishments.

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held February 7, 2017, by the following vote:

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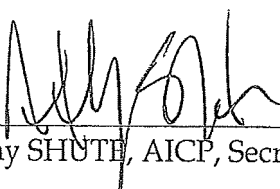
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held February 7, 2017 by the following vote:

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



Darrin MROZ, Vice Chairman

ATTEST:



Anthony SHUTE, AICP, Secretary

PLANNING COMMISSION RESOLUTION NO. 10896

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF
ZONING CODE AMENDMENT NO. 432.

WHEREAS, on February 7, 2017, the Planning Commission adopted a Resolution No. 10881 initiating an amendment to the Zoning Code with changes for accessory dwelling units; and

WHEREAS, the Zoning Code requires regular maintenance to ensure that it is consistent and effective in regulating the use and development of land in the City. Accordingly, staff has identified various edits needed to improve clarity and consistency of the Zoning Code with newly enacted state laws with regards to accessory dwelling units and junior accessory dwelling units; and

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on April 18, 2017, to consider Zoning Code Amendment No. 432 to align the Zoning Code with state-mandated regulations for accessory dwelling units and junior accessory dwelling units; 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 changes to the Zoning Code further the goals of the General Plan in various ways. Goal No. 5 of the General Plan is that "a broad range of housing types will be made available to meet the housing needs of various age and income groups." Objective 5-2 of the General Plan is to "encourage the adequate provision of housing by location, type of unit and price to meet existing and future needs of El Cajon residents." Furthermore, in Policy 5-2.3 it is identified that the "City will facilitate the production of housing for all segments of the population...." The zoning code amendment will provide greater opportunities for adding to the supply and affordability of housing.
- B. The proposed zoning code amendment is applicable citywide. No zone changes are proposed as part of this project, and thus the proposed changes do not conflict with specific plans.
- C. The proposed zoning code amendment is applicable citywide and is not property-specific. The zoning code amendment aligns the Zoning Code with state-mandated requirements for accessory dwelling units.

Planning Commission Resolution No. 10896

WHEREAS, after considering such evidence and facts the Planning Commission did consider Zoning Code Amendment No. 432 as presented at its meeting.

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

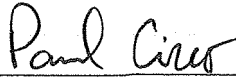
Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to Zoning Code Amendment No. 432.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Zoning Code Amendment No. 432 included as Exhibit A.

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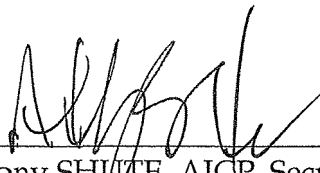
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held April 18, 2017 by the following vote:

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



Paul CIRCO, Vice Chairman

ATTEST:



Anthony SHUTE, AICP, Secretary

DRAFT EXCERPT FROM THE MINUTES OF THE EL CAJON PLANNING COMMISSION MEETING April 18, 2017

Agenda Item:	6
Project Name:	Zoning Code Update
Request:	Zoning Code Amendment
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Amendment of Zoning Code No. 432
Location:	Citywide
Applicant:	City of El Cajon
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us , 619.441.1539
City Council Hearing Required?	Yes May 9, 2017
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 Zoning Code Amendment No. 432

CORDOVA summarized the agenda report in a PowerPoint.

Motion was made by CIRCO, seconded by SOTTILE, adopt the next Resolution recommending City Council approval of proposed Zoning Code Amendment No. 432, carried 4-0 (MROZ, absent).

Title 17 - Summary of Revisions and Changes

Section	Page	Change
17.40.020	1	Deletion of Administrative Zoning Permit applicability
17.105	2	Addition of Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) definitions
17.140	3	Modification to title of pertinent section
17.140.120	4	Modification of second family dwelling unit term
17.140.180	5	Addition of regulations pertaining to ADU and JADU
17.140.210	6	Modification of permit process for ADU and insertion of JADU
17.140.210	7	Modified the second family dwelling unit term under footnote 9



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Phone: (619) 444-5774 • Fax: (619) 444-5779
e-mail: legals@ecgazette.com

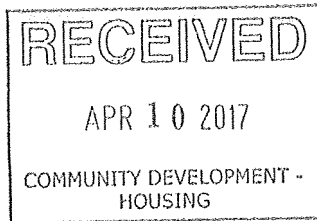
PROOF OF PUBLICATION

CITY OF EL CAJON

State of California)
County of San Diego) SS

Notice Type: LEGAL

Ad Description: EAST COUNTY GAZETTE



I am a citizen of the United States and a resident of the State of California: I am over the age of eighteen years. I am the owner and publisher of the EAST COUNTY GAZETTE, a newspaper published in the English language in the County of San Diego. The notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Executed on: 04/06/17
At San Diego County, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature

Handwritten signature of Debbie Norman

Debbie Norman



CITY OF EL CAJON

NOTICE OF PUBLIC HEARING

The El Cajon Planning Commission will hold a public hearing at 7:00 p.m., Tuesday, April 18, 2017 in City Council Chambers, 200 Civic Center Way, El Cajon, CA,

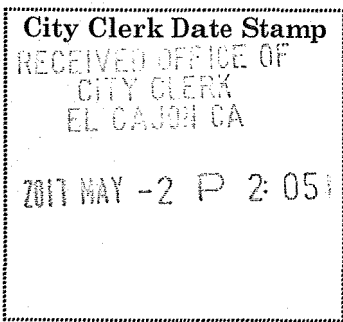
And the El Cajon City Council will hold a public hearing at 3:00 p.m., Tuesday, May 9, 2017 in City Council Chambers, 200 Civic Center Way, El Cajon, CA for the following item:

AMENDMENT OF ZONING CODE NO. 432. This is a City-initiated proposal to amend Title 17 of the El Cajon Municipal code (Zoning) for the purpose of aligning accessory dwelling unit provisions with state law.

The public is invited to attend and participate in these public hearings. The agenda reports for this project will be available 72 hours prior to the meeting for Planning Commission and City Council 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 hearings, but will be available at the Project Assistance Center and City Clerk counters 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 Planning at (619) 441-1742. More information about planning and zoning in El Cajon is available at http://cityofelcajon.us/your-government/departments/community-development.

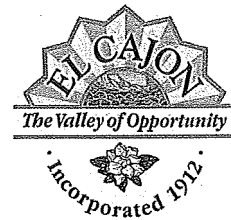
If you have any questions, or wish any additional information, please contact LORENA CORDOVA at (619) 441-1539 or via email at lcordova@cityofelcajon.us and reference "Zoning Code Update - Accessory Dwelling Units" in the subject line.



City of El Cajon Agenda Report

MEETING: MAY 9, 2017

ITEM NO: 3.3



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Goble, Kalasho and Kendrick

FROM: Dan Pavao, Building Official/Fire Marshal

SUBJECT: Public Nuisance at 1305 Broadway

RECOMMENDATION: That the City Council:

1. Opens the public hearing and receives testimony;
2. Closes the public hearing;
3. Deems appropriate the Building Official/Fire Marshal's actions in this case;
4. Directs staff to monitor the condition of the property and release power when the building has been rehabilitated; and
5. Bills the current property owner for administrative costs in the amount of \$615.00, and staff time in the amount of \$586.25, for a total of \$1,201.25 to be placed as a tax lien if not paid within 90 days.

BACKGROUND:

On March 28, 2017, the Building and Fire Safety Division received an anonymous phone call reporting that the business at 1305 Broadway was practicing "exiting restraint" in violation of building and fire codes. An initial inspection was conducted in which we were able to gain access and verify that a violation of California Building Code section 1008.1.9.3, adopted by ECMC section 15.04.010, exists on the site. This relates to the existence of non-permitted and illegally installed magnetic door locks on the exit doors of the building. If not installed with overrides and other safety features, which would be confirmed with an inspection following the issuance of a building permit, this type of locking system "restrains" the public from exiting in the case of an emergency. Specifically, this egress from exit doors is unavailable unless a staff member pushes a button to operate the magnetic lock. Alterations to the exit door system which restrain the ability of the building occupants to exit in an emergency are considered to be an immediate hazard to the building occupants.

Attempts to contact the tenant in order to cure this violation were unsuccessful, so on March 28, 2017, a request was made to San Diego Gas and Electric to remove the electrical meter to the lease space in order to remove the hazards involved with restraint of the exit door system. The meter was removed on April 13, 2017, by San Diego Gas and Electric with assistance from the Police Department in order to keep the peace.

A subsequent recheck of the property conducted on the afternoon of April 19, 2017, revealed that the tenants had resumed operation of their business by utilizing a generator to power the lights and magnetic locks. Unfortunately, powering the electrical system by generator can cause extreme danger to the occupants as the safety features of the electrical system (including circuit breakers and the grounding system) can be bypassed by the illegal connection of a generator. While we were able to make contact with the tenants who were fueling the generator at the time, they claimed no knowledge or connection to the business and refused to remove the generator.

On April 20, 2017, a summary abatement was conducted on the property in which the generator was disconnected from the electrical system and removed from the premises by the rental company.

As of the date of this report, the business at this address has not attempted to reopen in the same location. All code violations have been effectively resolved with the removal of electrical power.

Staff is requesting approval of the summary abatement in this case as well as reimbursement from the property owner for staff time and administrative costs incurred in bringing this case to City Council.

FISCAL IMPACT:

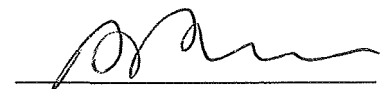
Staff time and administrative costs as follows.

Administrative Costs	\$615.00
Staff Time	<u>\$586.25</u>
Total	\$1,201.25

ATTACHMENT(S):

Photographs dated 4/18/2017

PREPARED BY:

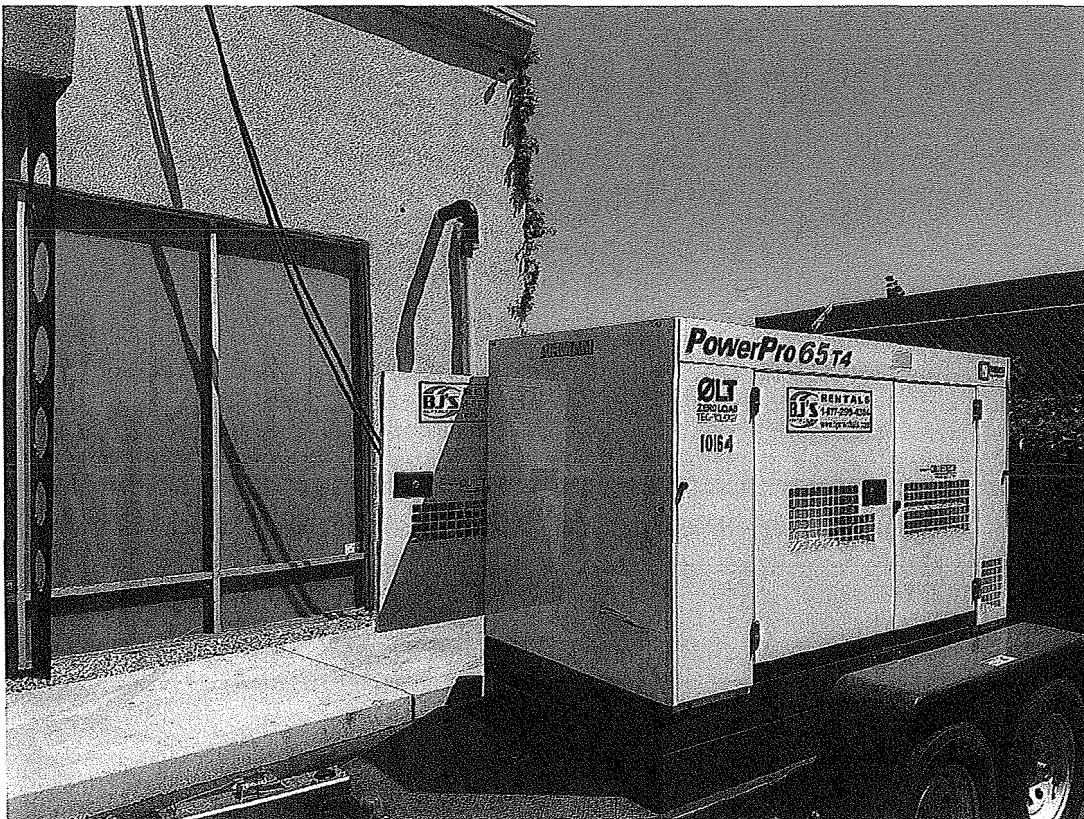
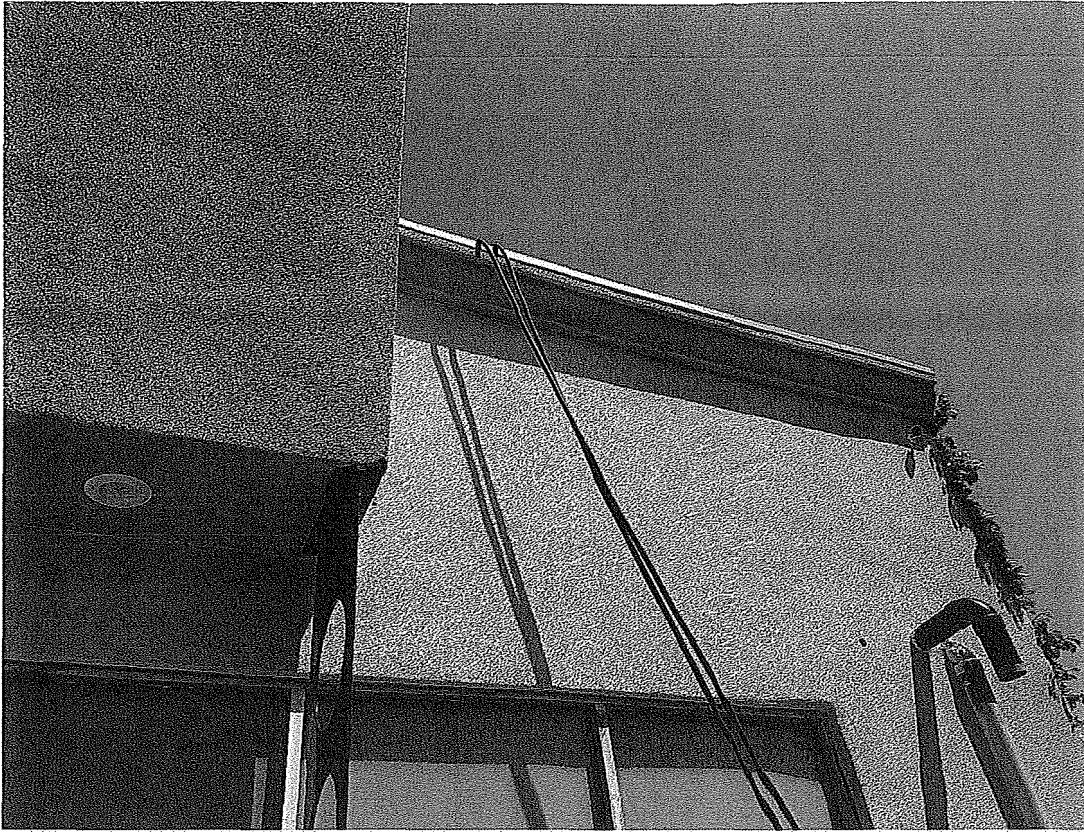


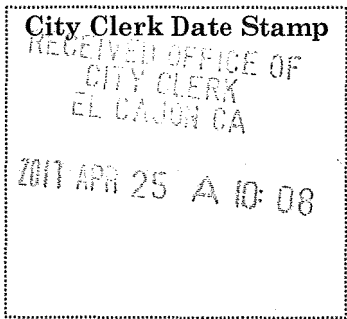
**Dan Pavao
Building Official
Fire Marshal**

APPROVED BY:



**Douglas Williford
City Manager**





City of El Cajon Agenda Report

MEETING: May 9, 2017

ITEM NO: 4.1



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Goble, Kalasho and Kendrick


FROM: Douglas Williford, City Manager

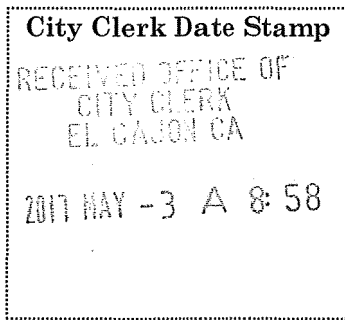
SUBJECT: City Council Meeting Schedule

RECOMMENDATION: That the City Council considers canceling one mid-summer City Council meeting for summer recess. Staff is recommending Council discuss and consider cancellation of the August 22, 2017 meeting.

FISCAL IMPACT: None

PREPARED BY:


Douglas Williford
CITY MANAGER



City of El Cajon Agenda Report

MEETING: May 9, 2017

ITEM NO: 4.2



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Goble, Kalasho and Kendrick

FROM: City Manager Douglas Williford

SUBJECT: Proposal for Additional Full Time Code Compliance Officer

RECOMMENDATION: That the City Council approve the creation of an additional full time Code Compliance Officer and direct the City Manager to add this position to the FY 17-18 Budget.

BACKGROUND:

At its' meeting of April 14, 2017, at the recommendation of Councilmembers Goble and Kendrick, the City Council directed the City Manager to return with an agenda item regarding the potential for adding a second full time Code Compliance Officer to the budget for zoning violation purposes. The following staff report outlines the City's current Code Compliance Program, lists priorities for a second Officer and provides detailed background on shopping carts, graffiti and illegal sign compliance.

Summary of City's Zoning Code Compliance Program.

For the past several years, the City has had one full time Code Compliance Officer, Mr. Jeff Taylor. As part of Fiscal Year 15-16, the City Council added a full time Junior City Planner, who would be assigned to assist with code compliance duties. About one-third of that individuals' time is spent on code enforcement.

- All complaints are reported to the Planning Division and received by clerical staff via phone, City's web page, and walk-in.
- Complaints are entered into a database and primarily assigned to Planning, Building and Fire Safety, Public Works, or Police for action.
- Technical assistance may be provided by other departments when needed.
- Serious or emergency building and life safety cases are immediately referred to the Building Official/Fire Marshall and may require substandard abatements.
- The following table provides a basic four year case history:

Year	New Cases Reported	Assigned Cases to Code Compliance Officer	Cases Closed
2013	579	476	487
2014	540	480	388
2015	630	607	524
2016	569	562	654

- The Code Compliance Officer's current case load is at 179 cases.
- Examples of cases that remain open include illegal building construction, unauthorized use of property, illegal signs, and potential housing code violations.

Enhanced Code Compliance Program

- The overarching goal of the City's Code Compliance Program is to gain voluntary compliance with City codes. An additional officer would help the City meet this goal by:
 - Enhanced capability managing current case load with faster response times
 - Improved management of complicated and time consuming violations (e.g. marijuana dispensaries)
 - Improved response times to case inquiries (reporting party and general public)
 - Visually validate complaint before mailing courtesy notice
 - Expand annual sign sweep to all commercial corridors (currently only primary streets)
 - Select proactive enforcement (almost all code enforcement is now reactive based on complaints) aimed at improving economic environment (e.g. unauthorized uses/construction that negatively affect adjacent properties)
 - Limited down time – always officer on duty; allows time for sick, vacations, trainings, other days off

At its' March 14, 2017 meeting, the City Council's primary discussion addressed the need for greater enforcement regarding violations that create a significant negative visual effect on the City, specifically including shopping carts, graffiti and illegal signs. The following is general background information on these three concerns.

Abandoned Shopping Carts Ordinance (ECMC Chapter 9.66)

Background

In 2011, the City Council adopted this ordinance, in an effort to reduce the number of shopping carts which are removed from store premises and abandoned on City streets. The ordinance requires that each business post signs on their property discouraging the removal of shopping carts. Signage must be multilingual with block lettering in a conspicuous place on the building within two feet of all customer entrances and exits.

In the summer of 2012, notification letters were sent to all affected businesses advising of the City Council's actions and their subsequent responsibilities. Forty-four stores received notification. Code Compliance subsequently inspected all stores and sent courtesy notices to those who had not complied. Follow up was repeated until compliance which ended in the spring of 2013. During this same timeframe staff was aware of seven stores that participated in a "cart retrieval program."

Current Practice

The Police Department routinely stops someone observed pushing a shopping cart along City streets and calls Public Works to retrieve the shopping cart. The Police will then cite for theft or arrest the individual depending on the circumstances. The individual is usually given a large plastic bag for their belongings, or they are stored at the Public Works yard for 30 days. If not retrieved, the belongings are disposed of.

In calendar year 2016, the Police made 89 arrests related to the illegal possession of shopping carts, and estimate that same year, as part of their regular duties, they recovered nearly 300 shopping carts, in conjunction with the Public Works Department. Public Works will also pick up carts from the right of way if there is a citizen complaint. They do not proactively retrieve shopping carts due to limitation of staff time. The number of carts removed varies daily depending on the amount of police calls and citizen complaints. On average, Public Works collects 10-15 carts per week (520-780 carts per year.)

Stores are not contacted to pick up their carts nor charged a fee. Carts not retrieved are disposed of in a recycling dumpster and hauled away by a recycling company. As a future plan, the City may wish to consider a more aggressive ordinance which requires greater accountability for regular retrieval of carts by the store owners themselves. This strategy has worked in other communities and staff is investigating those existing ordinances and will bring examples to the City Council for discussion at a later date.

Graffiti Abatement Program

Background

The graffiti abatement program was initiated approximately 15 years ago. It is a hybrid system, in which the City handles administrative tasks, and a contractor handles the physical removal. This concerted effort keeps costs low. The success of the program results from having an experienced contractor familiar with the typical graffiti "hotspots" in the City. The contractor, AES Property Services, routinely removes graffiti without request.

Program Details

City staff maintains the graffiti hotline where anyone can call and report graffiti at any time. Reporting is also available via the City's website. By contract, reported graffiti must be removed within 48 hours of the City notifying the contractor. Staff also maintains a database of properties that currently have a consent letter on file. The contractor carries blank consent letters so that permission may be obtained to remove "on the spot". Furthermore, the contractor sends in a listing of all graffiti removed on a monthly basis. For gang related graffiti, the contractor utilizes a Graffiti Tracker camera which enters the information into a Police database for their use.

On average, the contractor typically removes 900 to 1,200 incidents of graffiti per month (several of these are very small markings on meter pedestals or light poles). Staff largely views the program as a success, given the balancing of costs vs. service. The contract is approximately \$150,000 per year, which is less than it would cost to outfit a truck and hire City staff to remove graffiti, nor would the contractor provide the same service at this price if they were responsible for the administrative duties, which existing staff can handle less expensively.

The program does have some limitations. Some property owners are resistant to sign the consent letter. Some graffiti is either difficult to find by the contractor or is tagged again soon after removal, thus appearing to the complaining party that nothing was done. Given that most graffiti is done by locals who may live close by, if they see that their tagging has been erased, they can easily go out the following night and re-tag.

Signs in Right-of-Way

Illegal signs in the right-of-way is an ongoing issue for both Code Compliance and Public Works staff who routinely remove these signs where possible and when it is safe to do so. Some signs are posted on utility poles at a height that requires Public Works to use a ladder or lift. These signs usually take longer to remove. Once signs are removed they are stored for about a week before disposal. Insofar as visible code violations in the City are concerned, illegal signs are the single biggest problem.

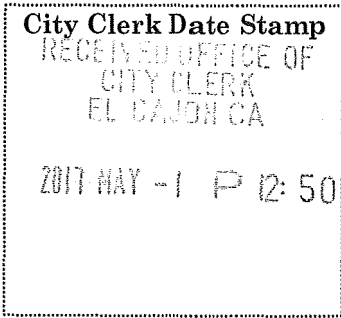
A fourth visual issue is general trash accumulation in the ROW and in conjunction with known homeless "camps." Public Works staff regular cleans up especially large accumulation when informed of their location.

FISCAL IMPACT:

A Code Compliance Officer position cost at maximum range of salary plus benefits (actual employee hired may make less) totals \$106,696. Vehicle is currently available for this position to use.

PREPARED BY:


Douglas Williford
CITY MANAGER



City of El Cajon Agenda Report

MEETING: 5/9/17

ITEM NO: 6.1



TO: Mayor Pro Tem McClellan, and Councilmembers Goble, Kalasho and Kendrick

FROM: Mayor Wells

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:

- April 24, 2017 - Sacramento – Assembly Transportation Committee Meeting
- April 28, 2017 - SANDAG Board of Directors
- April 29, 2017 - Juvenile Diabetes Gala
- May 4, 2017 - Mayors’ Prayer Event
- May 4, 2017 - National Day of Prayer Event – Foothills Church
- May 5, 2017 - Annual El Cajon Police Department Awards Program
- May 9, 2017 - City Council Meetings at 3:00 and 7:00 p.m.

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

SUBMITTED BY,

**Bill Wells
Mayor**



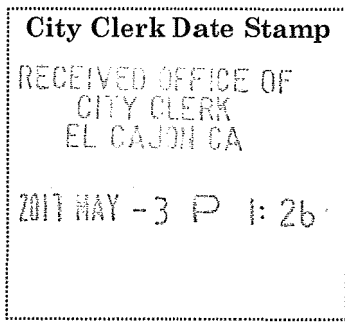
LEGISLATIVE REPORT 2017-2018



6.2

BILL	NO.	SPONSOR	SUBJECT	COUNCIL DATE	POSITION	COMMITTEE	BILL STATUS / LAST ACTION DATE
SB	54	De Leon	Law enforcement: sharing data. (Amended: 3/29/2017)	2/14/2017	Oppose	Senate	4/4/2017-In Assembly. Read first time. Held at Desk.
AB	805	Gonzalez Fletcher	County of San Diego: transportation agencies. (Amended 4/20/2017)	3/28/2017	Oppose	Assembly	4/25/2017-From committee: Do pass and re-refer to Com. on APPR. (Ayes 10. Noes 4.) (April 24). Re-referred to Com. on APPR.

The Legislative Report tracks bills for the 2017-2018 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 May 3, 2017 at 10:00 a.m. for the May 9, 2017 City Council Meeting.



City of El Cajon Agenda Report

MEETING: 5/9/17

ITEM NO: 7.1



TO: Mayor Wells, Mayor Pro Tem McClellan, and Councilmembers Goble and Kalasho

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:

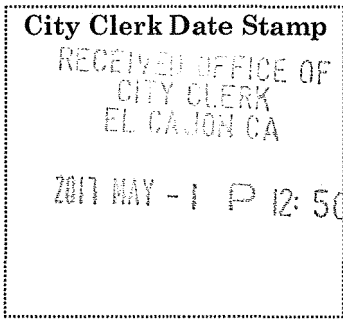
- April 27, 2017 - Heartland Communications Facility Authority
- April 28, 2017 - Meeting w/ City Manager
- May 9, 2017 - City Council Meetings at 3:00 and 7:00 p.m.

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

SUBMITTED BY,

Gary Kendrick

Gary Kendrick
Councilmember



City of El Cajon Agenda Report

MEETING: 5/9/17

ITEM NO: 8.1



TO: Mayor Wells, and Councilmembers Goble, Kalasho and Kendrick

FROM: Mayor Pro Tem 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:

- May 2, 2017 - Harry Griffen Park – Special Meeting
- May 2, 2017 - MTS Meeting
- May 2, 2017 - MTS Budget Development Meeting
- May 4, 2017 - Mayors’ Prayer Event
- May 9, 2016 - City Council Meetings at 3:00 and 7:00 p.m.

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

SUBMITTED BY,


 Bob McClellan 
 Mayor Pro Tem

City Clerk Date Stamp

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2017 MAY -3 P 1:26

City of El Cajon Agenda Report

MEETING: 5/9/17

ITEM NO: 9.1



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

FROM: Councilmember Kalasho

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:

April 26, 2017 -	Homeless Task Force
April 29, 2017 -	Fine Magazine Event
May 1, 2017 -	Greenfield Middle School Awards
May 3, 2017 -	San Diego Law Enforcement Memorial Ceremony
May 4, 2017 -	Metro JPA
May 5, 2017 -	28 th Annual El Cajon Police Department Awards Ceremony
May 6, 2017 -	Gillespie Field Pilots Association (Speaker)
May 8, 2017 -	Meeting With Supervisor Dianne Jacobs

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

SUBMITTED BY,

Ben Kalasho

Ben Kalasho
Councilmember



City Clerk Date Stamp

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2017 MAY -3 P 1:26

City of El Cajon Agenda Report

MEETING: 5/9/17

ITEM NO: 10.1



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

FROM: Councilmember Goble

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:

- April 26, 2017 - EC Chamber Homeless Task Force Meeting
- April 30, 2017 - Follow up with D Prijic re: Neighborhood Issue
- April 30, 2017 - Phone call with R. Cartwright re: Illegal Dispensary
- May 1, 2017 - El Cajon Historical Society Event
- May 2, 2017 - EC Chamber Dine-n-Dialogue Event
- May 2, 2017 - Meeting with City Manager
- May 3, 2017 - Law Enforcement Memorial Service
- May 5, 2017 - Meeting w/Pastor Rolland Slade re: Homeless
- May 5, 2017 - ECPD Awards Ceremony
- May 8, 2017 - Meeting with City Manager

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

SUBMITTED BY,

Steve Goble

Steve Goble
Councilmember

(Signature)

City Clerk Date Stamp

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2017 MAY -3 P 2:52

City of El Cajon Agenda Report

MEETING: May 9, 2017

ITEM NO: 11.1



TO: Mayor Pro Tem McClellan,
Councilmembers Goble and Kalasho

FROM: Mayor Wells and Councilmember Kendrick

SUBJECT: Proposal for a Referral/Incentive Program for Attracting Police Officers

RECOMMENDATION: That the City Council direct the City Manager to investigate a referral/incentive program for attracting police officers and return to the City Council with a specific proposal to implement this strategy.

BACKGROUND:

Maintaining full staffing of our 122 sworn police officer positions has always posed a significant challenge due to a number of circumstances. As is true with most cities, El Cajon's hiring criteria and evaluation for new police officers is necessarily stringent and, as a result, our "hire rate" is only about 1%. Only one in 100 applications for new officers results in a successful hire.

In addition, with the "baby boomer" generation increasingly moving into retirement, we now have numerous retirements from our Police Department every year. Regarding retention of our existing officers, the City has done all that it responsibly can regarding quality pay, benefits and working conditions, including the construction six years ago of what is likely the finest police facility anywhere in San Diego County, at a cost of almost \$60 million. Nevertheless, over the years it has proven difficult to actually sustain a full "billet" of the number of officers actually approved by the City Council in our annual budget.

To add to this, the City Manager has informed us that he intends to propose two new additional police officer positions in this year's upcoming budget, plus transferring back to full time police work the sergeant who currently manages the Animal Control Shelter, thus effectively increasing Police Department staffing by three full time positions.

One of the realities when hiring a new police recruit is that after the initial evaluation, they must then attend the police academy, which lasts six months. Assuming they successfully complete the academy and are sworn as police officers, they then enter a training and probation period within our Police Department for a period of about one year, before they are considered fully qualified to be an El Cajon Police Officer.

On the other hand, if we are able to attract an existing qualified police officer from another jurisdiction, that person is able to move into a position of full responsibility more quickly.

One strategy for attracting such existing officers is to offer both a bonus to transferring officers that sign with the El Cajon Police Department, as well as offer a "referral fee" to any of our existing officers who are able to attract such officers to El Cajon. The County Sheriff's Department and the cities of Chula Vista and Escondido currently have such programs.

The details for each program are varied and there are several different ways to implement a policy such as this. Therefore, we recommend that the City Council direct the City Manager to investigate such programs and return to the City Council with a specific proposal to implement this strategy. This type of program would require a meet and confer process with the Police Officers Association and, if it were to include command staff, also the Police Officers Association Management Group.

FISCAL IMPACT:

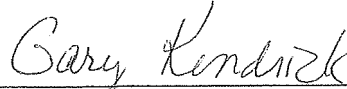
Estimated costs of implementing this program to be brought back to the City Council within the City Manager's report, for consideration.

SUBMITTED BY:



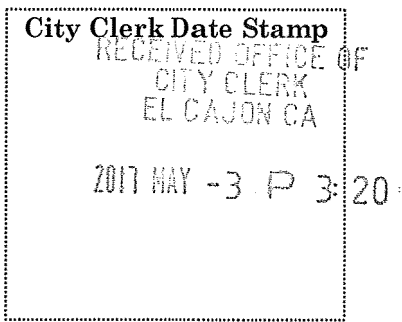
Bill Wells
MAYOR

SUBMITTED BY:



Gary Kendrick
COUNCILMEMBER





City of El Cajon Agenda Report

MEETING: 5/9/17

ITEM NO: 100



TO: Mayor Wells, Mayor Pro McClellan,
Councilmembers Goble, Kalasho, Kendrick

FROM: Brett Channing, Deputy Director of Administrative Services

SUBJECT: Review of Draft City Council District Maps for District Elections

RECOMMENDATION: That the City Council

- Opens the Public Hearing and receives testimony on draft City Council District Maps and election sequence;
- Closes the Public Hearing; and
- Approve moving forward with the five (5) maps recommended by the City’s Consultants for further discussion and testimony at the May 23, 2017 City Council Public Hearing.

BACKGROUND: On November 7, 2016, the residents of El Cajon voted to approve Measure S with 69% of the vote. This vote officially amended the El Cajon City Charter, changing the City’s election method from at-large to by-district for City Councilmembers, starting with the 2018 municipal general election. The Mayor will continue to be elected at-large.

At its February 14, 2017 meeting, the City Council adopted a set of criteria and a timeline for implementing Measure S. The City then held four community workshops during the months of February and March, each in a different quadrant of the City. The purpose of these meetings was to inform the community about the adopted criteria and timeline and to engage them in the process of drawing and submitting maps with suggested City Council district boundaries.

By March 27, 2017 the City received approximately 160 maps in total from the community. However, there were just 15 different maps in all, as two of the maps were submitted by over 140 people. These maps and their correlated demographics were posted on the City’s website along with three maps created by the City’s contracted demographer, National Demographics Corporation (NDC), making 18 in total.

On April 18, 2017, the City held a community workshop at the El Cajon Police Station Community Room for the purpose of going over the 18 maps with the community and receiving feedback about them. There was a great turnout at this meeting, with approximately 46 community members in attendance. Arabic translation services were

utilized at the workshop.

Since the April 18 Workshop, the City received an additional three (3) draft maps for consideration. This brings the total to 21 draft maps that meet all the required criteria adopted by the City Council on February 14, 2017.

For tonight's public hearing, NDC will present the City Council all 21 draft maps that were submitted. Each map and its correlating demographic breakdown has been made public for at least 7 days by being posted on the City's website. This is in compliance with the newly adopted state law (AB 350) regarding the transition to district elections.

In order to assist in the reviewing process, NDC has categorized each map into one of three groups that display a recurring theme; (1) a united west (i.e. Fletcher Hills) and east (i.e. Olive Hills/Granite Hills), (2) a united west and divided east, and (3) a divided west.

During the public hearing, NDC will recommend to the City Council that it narrow the draft maps under consideration from 21 down to five (5). This includes two maps from groups 1 and 2, and one map from group 3.

The five maps being recommended for future discussion at the May 23 City Council Meeting are:

Group 1

- 1) NDC Orange
- 2) PCirco1

Group 2

- 3) Sadler1
- 4) SDavidson1

Group 3


- 5) NDC Green

During their presentation, NDC will provide justification as to why they are recommending these five maps. Should the City Council wish to substitute one recommended map for a different one or add an additional map for further consideration, they will have the opportunity to do so during the public hearing.

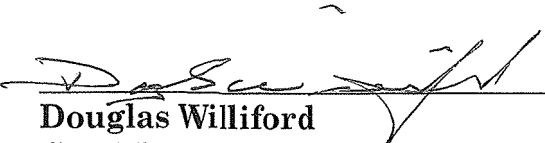
FISCAL IMPACT: None.

PREPARED BY:

APPROVED BY:



Brett Channing
Deputy Director of Administrative



Douglas Williford
City Manager Services