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CITY OF EL CAJON

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

AGENDA



May 23, 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 23, 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 May 9, 2017, Meetings and the Agenda of the May 23, 2017, Meetings in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.
- **PRESENTATIONS:**
 - **PRESENTATION:** San Diego County Water Authority Issues Update
 - **PRESENTATION:** America on Main Street Sponsorship Program
 - **PRESENTATION:** America on Main Street Poster Winners
 - **PRESENTATION:** Youth of the Year Awards
 - **PROCLAMATION:** National Public Works Week
- **AGENDA CHANGES:**

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

CONSENT ITEMS: (1.1 – 1.11)

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 May 9, 2017 Meetings 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 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)

***1.5 DISPOSAL OF SURPLUS PROPERTY
(Report: Nahid Razi, Purchasing Agent)**

RECOMMENDATION: That the City Council declares the listed property surplus and authorizes disposal in accordance with policy.

***1.6 JANUARY – MARCH 2017 QUARTERLY TREASURER’S REPORT
(Report: Clay Schoen, Director of Finance and Treasurer)**

RECOMMENDATION: That the City Council receives the Treasurer’s Report for the quarter ending March 31, 2017.

***1.7 AUTHORIZATION FOR PROFESSIONAL STANDARDS CONSULTING
– OUTSOURCED BACKGROUND INVESTIGATION SERVICES
AGREEMENT (Report: Jeff Davis, Chief of Police)**

RECOMMENDATION: That the City Council authorizes the City Manager to negotiate a one-year agreement for outsourced background investigation services with Professional Standards Consulting, LLC, in the estimated annual amount of \$29,000.00 with the option to renew for four additional one-year periods.

***1.8 REQUEST FOR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP
(TSM) 628: 1123 EAST WASHINGTON AVENUE, ENGINEERING JOB
NO. 3069 (Report: Yazmin Arellano, Deputy Director of Public
Works/City Engineer)**

RECOMMENDATION: That the City Council grants a one-year time extension for TSM 628, and sets the new expiration date to be June 6, 2018, in accordance with Municipal Code Section 16.12.110.

***1.9 REPAIR, CLEANING, AND INSPECTION OF PERSONAL PROTECTIVE
EQUIPMENT (Report: Nahid Razi, Purchasing Agent)**

RECOMMENDATION: That the City Council authorizes the City Manager, in accordance with Municipal Code 3.20.010.C.5, to execute a purchase agreement with Marken PPE Restoration for the repair, cleaning, and inspection of personal protective equipment in the annual amount of \$15,000.00, with the option to renew for four one-year terms.

CONSENT ITEMS: (Continued)

***1.10 TREE MAINTENANCE SERVICES AGREEMENT
(Report: Dennis Davies, Deputy Director of Public Works)**

RECOMMENDATION: That the City Council authorizes the Purchasing Agent, in accordance with Municipal Code 3.20.010.C.3, to execute a purchase agreement with West Coast Arborist, Inc. for tree maintenance services in the annual amount of \$296,500.00, with the option to renew for three (3) one-year terms.

***1.11 ONSITE INSPECTION AND REPAIR OF HEART MONITORS
(Report: Nahid Razi, Purchasing Agent)**

RECOMMENDATION: That the City Council authorizes the Purchasing Agent, in accordance with Municipal Code 3.20.010.C.5, to execute a purchase agreement with Physio-Control, Inc. for the onsite inspection and repair of heart monitors in the annual amount of \$18,127.00, with the option to renew for four one-year terms.

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.

2. WRITTEN COMMUNICATIONS: None

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3. PUBLIC HEARINGS:

- *3.1 RESOLUTION: AMENDMENT TO THE 2016 FIVE (5)-YEAR REGIONAL TRANSPORTATION IMPROVEMENT PROGRAM (RTIP No. 16-05) (Report: Yazmin Arellano, Deputy Director of Public Works/ City Engineer)**

RECOMMENDATION: That the City Council:

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing; and
- Adopts the next RESOLUTION in order, to approve the amendment to the 2016 Five (5)-Year TransNet Regional Transportation Improvement Program (RTIP).

- *3.2 RESOLUTION: CONDUIT FINANCING FOR THE CORNERSTONE PLACE AFFORDABLE HOUSING PROJECT (Report: Morgan L. Foley, City Attorney)**

RECOMMENDATION: That the City Council:

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Adopts the next RESOLUTION in order, to approve the financing of the Project by the California Municipal Finance Authority (“CMFA”).

4. ADMINISTRATIVE REPORTS:

- *4.1 PROPOSED MASTER PLAN FOR WELLS PARK (Report: Douglas Williford, City Manager)**

RECOMMENDATION: That the City Council approve the master plan for Wells Park and direct its implementation per the phasing plan as presented.

- *4.2 CITY COUNCIL POLICY REGARDING AGENDIZING ISSUES TO BE DISCUSSED (Report: Douglas Williford, City Manager)**

RECOMMENDATION: That the City Council directs staff to implement, beginning in 2017, the public forum process as outlined in the staff report.

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**

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 – Verbal Report

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 REQUEST FOR FUNDING OF A HOUSING NAVIGATOR THROUGH CRISIS HOUSE (Report: Councilmembers Goble and Kendrick)**

RECOMMENDATION: That the City Council direct the City Manager to Place this item on a future agenda for discussion and decision.

12. GENERAL INFORMATION ITEMS FOR DISCUSSION

13. ORDINANCES: FIRST READING – None

14. ORDINANCES: SECOND READING AND ADOPTION

***14.1 AMENDMENT OF SPECIFIC PLAN NO. 182**

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

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

- **MOTION to adopt Ordinance**

***14.2 ZONING CODE UPDATE NO. 432**

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

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

- **MOTION to adopt Ordinance**

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 Representatives:	Jim Lynch, Director of Administrative Services 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 Adjourned Regular Joint Meeting of the El Cajon City Council/ El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 23rd day of May 2017, is adjourned to Tuesday, May 23, 2017, at 7:00 p.m.

GENERAL INFORMATION:

The following item(s) are informational and are not discussed unless the Council/Authority brings the items forward for discussion under Item No. 12 of the agenda.

***A. Teen Coalition Youth of the Year Award**

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

Tuesday, May 23, 2017
7:00 p.m.

COUNCIL CHAMBERS
200 Civic Center Way
El Cajon, California

AGENDA

- **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 CITY COUNCIL DISTRICT ELECTION “FOCUS MAPS”
(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; and
- Selects a map and election sequence for future City Council district-based elections.

- *101 INTRODUCTION OF ORDINANCE ADOPTING A DISTRICTING PLAN FOR COUNCILMEMBER ELECTIONS IN EL CAJON, AND AMENDING CHAPTER 1.18 OF THE EL CAJON MUNICIPAL CODE
(Report: Morgan L. Foley, City Attorney)**

RECOMMENDATION: That the City Council

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Moves to INTRODUCE the next ORDINANCE in order.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL CAJON, CALIFORNIA, ESTABLISHING FOUR COUNCIL DISTRICTS AND AMENDING THE EL CAJON MUNICIPAL CODE TO PROVIDE FOR CITY COUNCIL ELECTIONS BY DISTRICTS

102 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 23rd day of May 2017, is adjourned to Tuesday, June 13, 2017, at 3:00 p.m.



Upcoming Events in El Cajon City Council Meeting for May 23, 2017



May 24 - Cajon Classic Cruise Car Show presents a "Tribute to our Military!" The 2017 season of the Cajon Classic Cruise is hosted by the Downtown El Cajon Business Partners. Car shows are every Wednesday night through October 25, 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 25 - The El Cajon Farmers' Market continues every Thursday in Downtown El Cajon, 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 26 - Dinner & a Concert at the Prescott Promenade with the "Coyote Band" playing country music! Enjoy great music and dancing on Friday nights from 6:00 p.m. to 8:00 p.m., now through September 29. The Promenade is located at 201 E. Main Street in Downtown El Cajon. For a complete lineup of concerts, please visit www.downtownelcajon.com.

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

June 2 and 16 - Alternate Friday closures for El Cajon City offices. For a full calendar of hours for City offices during 2017, visit www.cityofelcajon.us.

June 3 - The Rotary Club of El Cajon presents El Cajun FEST! Festivities are 5:00 p.m. to 9:00 p.m. at the Elks Lodge Patio, 1400 E. Washington Avenue in El Cajon. Enjoy an authentic Cajun dinner, live and silent auctions, and live music by Zydeco Mudbugs. All funds raised support programs in the community and Rotary International's effort to eradicate polio. Tickets are \$60 per person, \$20 for children under age 12. For reservations and more information, visit www.elcajonrotary.org or call (619) 954-9423.

June 13 and 27 - 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.

June 14 - 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 unique collectibles, from artwork to jewelry. Appraisals are available for \$5 an item. Free parking and admission. For more information, please call (619) 368-2055.

June 18 - Happy Father's Day!

Recreation: The Summer Recreation Guide is now available online! The 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 more 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

May 9, 2017

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California held Tuesday, May 9, 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

Mayor Wells invited Eric Lund, President/CEO of the San Diego East County Chamber of Commerce, to lead the PLEDGE OF ALLEGIANCE TO THE FLAG and MOMENT OF SILENCE. (The Courts have concluded that sectarian prayer as part of City Council Meetings is not permitted under the Constitution).

POSTINGS: The City Clerk posted Orders of Adjournment of the April 25, 2017, meeting and the Agenda of the May 9, 2017, meetings in accordance with 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: None

CONSENT ITEMS: (1.1 – 1.10)

MOTION BY WELLS, SECOND BY McCLELLAN, to APPROVE Consent Items 1.1 to 1.3, and 1.6 to 1.10, pulling Item 1.4 as requested by McClellan, and Item 1.5 as requested by Goble.

MOTION CARRIED BY UNANIMOUS VOTE.

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS

Approve 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

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 PULLED FOR DISCUSSION

1.5 PULLED FOR DISCUSSION

CONSENT ITEMS: (Continued)

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

Adopts RESOLUTION NO. 039-17 to award 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)

- Consents to withdrawal of North County Ford's bid submission; and
- Adopts RESOLUTION NO. 040-17 to award 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)

- 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).

1.9 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)

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)

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.

ITEMS PULLED FOR DISCUSSION:

- 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).

DISCUSSION

In answer to a question by **Mayor Pro Tem McClellan, Deputy Director of Public Works, Dennis Davies** clarified pothole repairs are done to a street until a proper slurry seal job is approved. He added that repairs on major streets are on a schedule to overlay and repair.

MOTION BY McCLELLAN, SECOND BY KENDRICK to DIRECT 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).

MOTION CARRIED BY UNANIMOUS VOTE.

- 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.

DISCUSSION

Councilmember Goble stated that the City has spent twenty-eight million dollars on street improvements in the last ten years. He complimented staff on keeping the City's infrastructure in good condition.

MOTION BY GOBLE, SECOND BY McCLELLAN APPROPRIATE \$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; Authorize the City Manager to approve a change order for the paving of West Washington Avenue between El Cajon Boulevard and South Johnson Avenue.

MOTION CARRIED BY UNANIMOUS VOTE.

PUBLIC COMMENT:

Santo Digrigoli, owner of New York Bakery, spoke about parking problems in the downtown area. He also pointed out cars speeding down Main Street. **Mr. Digrigoli** added that parking enforcement is needed to alleviate the problem.

Mayor Pro Tem McClellan suggested a 2-hour parking limit, to prevent courthouse customers parking there all day.

Mayor Wells clarified the request from **Mr. Digrigoli**, suggesting a couple of 5 to 10 minutes parking spots for the small businesses in downtown El Cajon. **Mayor Wells** made a request to **City Manager Williford** to do a study on the parking situation and bring a proposal for Council consideration.

Eric Lund, representing the San Diego East County Chamber of Commerce, presented the 2016 Annual Report to **Council** and Staff.

Hildie Kraus, Branch Manager at the El Cajon Library, announced they are hosting a Monarch Butterfly Day Festival on Saturday May 13. She also announced her retirement at the end of May 2017, and thanked the different departments in the City for their efforts.

Kristin Ward, who will be acting Branch Manager until the position is filled permanently, spoke about the upcoming summer reading program and DIY programs for adults.

Sunshine Horton shared she has been promoting America on Main Street, and wished all mothers a Happy Mother's Day. She encourages everyone to love all people.

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.

DISCUSSION

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

Mayor Wells opened the public hearing.

Eric Lund, representing the San Diego El Cajon Chamber of Commerce, spoke in support of the proposed amendment to Specific Plan No. 182. He suggested green striped, 30 minute parking in front of the local businesses.

Daryl Priest spoke in support of the proposed amendment, and agreed to 30 minute parking limits in front of the businesses.

No further comments were offered.

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

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY McCLELLAN, SECOND BY KENDRICK, to INTRODUCE the next ORDINANCE amending Specific Plan No. 182.

MOTION CARRIED BY UNANIMOUS VOTE.

PUBLIC HEARINGS: (Item 3.1 – Continued)

City Clerk Hawley recited the title to the Ordinance.

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

**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.

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.

Discussion ensued among **Council** and **Staff** concerning the following:

- The concept of 10% of the lot size for auxiliary dwellings;
- Properties on Fletcher Hills are oversized and could have a bigger dwelling;
- Size of the current dwelling and a maximum size accessory dwelling unit should be considered;
- Whether or not two story properties could be permitted.

PUBLIC HEARINGS: (Item 3.2 – Continued)

City Manager Williford explained three measures to prevent overbuilding on the properties; auxiliary building cannot be more than 10% of the property; not more than 5% of the existing house, and not more than a 1200 sq. ft., will be allowed.

Discussion between **Council** and **Staff** continued regarding:

- Rights of property owners;
- Prohibiting second story additions;
- Risk of changing the character of the neighborhood;
- The differences between a 'granny-flat' vs. a house;
- Setting a minimum size of 640 sq. ft.

MOTION BY WELLS, SECOND BY McCLELLAN, to INTRODUCE the Ordinance to APPROVE Zoning Code Amendment No. 432, with the exception that an auxiliary building be a minimum of 640 sq. ft., but not to exceed 1200 sq. ft., given that it's no more than 10% of the property size; and no more than 50% of the size of the current dwelling.

MOTION CARRIED BY UNANIMOUS VOTE.

City Clerk Hawley recited the title of the Ordinance.

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

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.

PUBLIC HEARINGS: (Item 3.3 – Continued)

DISCUSSION

Building Official/Fire Marshal, Dan Pavao gave a summary of the Item.

Councilmember Goble stated that a drone would have been helpful to see what was on the roof of the illegal store.

Mayor Wells opened the public hearing.

Andre Zeehandelaar offered his services as a licensed drone operator, free of charge to the City for situations like this. He also spoke in support of the route the City is taking to close the illegal dispensaries.

Mayor Wells thanked **Mr. Zeehandelaar** for his help.

City Manager Williford stated that 25 illegal dispensaries have been shut down and about six are currently open.

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

MOTION CARRIED BY UNANIMOUS VOTE.

Discussion ensued among **Council** and **Staff** concerning the following:

- Only administrative and staff fees are to be collected at this time; if in the future citations are issued, penalties for the violations could be collected;
- City exploring the possibilities for immediate abatement of the illegal business.

MOTION BY KALASHO, SECOND BY McCLELLAN, to DEEM appropriate the Building Official/Fire Marshal's actions in this case; Direct staff to monitor the condition of the property and release power when the building has been rehabilitated; and Bill 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.

MOTION CARRIED BY UNANIMOUS VOTE.

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.

DISCUSSION

City Manager Williford gave a summary of the Item.

No one came forward to speak.

MOTION BY McCLELLAN, SECOND BY KENDRICK, to CANCEL the August 22, 2017 City Council meeting for summer recess.

MOTION CARRIED BY UNANIMOUS VOTE.

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.

DISCUSSION

City Manager Williford gave a summary of the Item.

Councilmember Goble spoke in support of the proposal.

In answer to a question by **Councilmember Kalasho**, **City Manager Williford** clarified that this would be a permanent, full time position.

Councilmember Kendrick spoke in support of the proposal.

MOTION BY GOBLE, SECOND BY McCLELLAN, to 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.

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

REPORT AS STATED.

6.2 LEGISLATIVE REPORT

Mayor Wells gave an update on AB 1250, regarding contracts for personal services, and recommended that **Council** oppose the bill.

MOTION BY McCLELLAN, SECOND BY KENDRICK, to OPPOSSE AB 1250.

MOTION CARRIED BY UNANIMOUS VOTE.

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 TEM BOB McCLELLAN

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

8.1 Council Activities Report/Comments

In addition to the submitted report, **Mayor Pro Tem McClellan** stated he attended the Police Awards, and the Harry Griffen Park Joint Steering Committee meeting. He also stated he referred a Mr. Spinelli to contact the City Manager in regards to expired PUDs for condo conversions.

ACTIVITIES REPORTS OF COUNCILMEMBERS (Continued)

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

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.

DISCUSSION

Mayor Wells gave a summary of the Item.

Discussion ensued among **Council** and **Staff** concerning the following:

- Money savings for the City, to not train new officers but rather encourage a lateral movement from other cities;
- Support from Staff, including the Police Chief;
- The City's stringent hiring requirements.

JOINT COUNCILMEMBER REPORTS: (Continued)

MOTION BY McCLELLAN, SECOND BY KENDRICK, to 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.

MOTION CARRIED BY UNANIMOUS VOTE.

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

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 4:46 p.m.

MOTION CARRIED BY UNANIMOUS VOTE.

16. RECONVENE TO OPEN SESSION AT 5:11 P.M.

City Attorney Foley reported the following actions:

15.1 Direction was given to the Labor Negotiators.

Adjournment: Mayor Wells adjourned the Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 9th day of May 2017, at 5:11 p.m. to Tuesday, May 9th, 2017, at 7:00 p.m.

BELINDA A. HAWLEY, CMC
City Clerk/Secretary

DRAFT

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



MINUTES

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

May 9, 2017

An Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California, held Tuesday, May 9, 2017, was called to order by Mayor/Chair Bill Wells at 7:00 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California. This meeting was adjourned from the Adjourned Regular Joint Meeting held at 3:00 p.m., Tuesday May 9, 2017, by order of the City Council and Redevelopment Agency.

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 Al-Ghafry, Assistant City Manager

Mayor Wells invited Planning Commissioner, Anthony Sottile, to lead the PLEDGE OF ALLEGIANCE TO THE FLAG and MOMENT OF SILENCE. (The Courts have concluded that sectarian prayer, as part of City Council Meetings is not permitted under the Constitution).

AGENDA CHANGES: None

PUBLIC COMMENT: None

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.

DISCUSSION

Deputy Director of Administrative Services, Brett Channing, introduced **Douglas Johnson**, President of National Demographics Corporation (NDC), who provided a summary of the Item.

Jodie Monaghan, from Institute for Local Government, was also present in the audience to answer any questions from **Council**.

Mr. Johnson gave information on how five (5) maps were selected, and the list of criteria for the maps. He explained that some maps had all four (4) districts covering downtown. The five (5) maps recommended by NDC were as follow: PCirco1, NDC-Orange, SAdler1, SDavidson1, and NDC-Green, all of which met the legal requirements.

Mayor Pro Tem McClellan clarified that Council was not obligated to choose any of the suggested maps.

Mayor Wells opened the Public Hearing.

PUBLIC HEARINGS: (Item 100 – Continued)

The following people spoke in support of the map listed by their name:

George Ibarra, representing the East County Coalition, supported BJohnson1.

Brisa Johnson explained she collaborated with a demographer from ACLU to create a map that had majority/minority districts.

Councilmember Goble, asked **Ms. Johnson** to define majority/minority grouping. **Ms. Johnson** explained majority/minority means under-represented groups have the majority vote within the district. **Ms. Johnson** will share the data used for the BJohnson1 map with **Council**.

Estela de los Rios, United Communities of El Cajon, supported BJohnson1.

Mark Bailey spoke against the maps dividing the Fletcher Hills area

Paul Circo thanked the City Council for the districting process, and spoke to support the voices in areas 3 and 4 where apartment buildings are a majority.

Jo Alegria, elected School Board Member, supports a map with more equal quadrants.

Mohammed Tuama provided data to support the MTuama map.

Kovu Allen, representing Unified Communities of El Cajon, supported BJohnson1.

Cornelius Bowser, representing Unified Communities of El Cajon, supports BJohnson1.

Eva Pacheco, representing Unified Communities of El Cajon, supported BJohnson1.

Wedad Schlotte, representing America Arab Anti-Discrimination Committee, supported NDC – Orange.

Mayor Wells asked if the orange map would protect the interest of the entire of the Middle Eastern community. **Ms. Schlotte** stated that the map, with the added changes that are not currently reflected, would protect the majority of the Middle Eastern community.

Russell Bowman was not in the audience when called upon.

PUBLIC HEARINGS: (Item 100 – Continued)

Brisa Johnson, representing Unified Communities, supported BJohnson1, and thanked the **Council** for their resources and transparency. She asked that **Council** listen to what the people are asking for.

James Elia spoke against the idea of splitting the Fletcher Hills area, and supported BJohnson1.

Alexander Kraft stated that districting has become political. He supported BJohnson1.

Barry Butler, Marine Corp Veteran, stated citizens should be represented and protected. He supported BJohnson1.

Eddie Price recommended changes to areas 3 and 4 of BJohnson1 map, to include car dealerships and the mall area for economic development growth.

Tony Sottile supports the NDC Orange and the PCirco maps, and agrees that the Fletcher Hill and Granite Hills areas should not be split into two (2) districts.

No further comments were offered.

DRAFT

*Recess called at 8:23 p.m.
Meeting called back to order at 8:35pm*

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

MOTION CARRIED BY UNANIMOUS VOTE.

Douglas Johnson, President of National Demographics Corporation, clarified that there is a considerable downtown area included in areas 3 and 4. He added that race cannot be the predominant factor for how the areas are drawn. **Mr. Johnson** stated that proposed changes to the maps need to be done within the next 6 days for them to be considered at the next council meeting.

At the request of **Mayor Wells**, **Mr. Johnson** once again stated that the maps recommended by NDC are NDC-Orange, NDC-Green, PCirco1, SAdler1, and SDavidson1.

Mayor Pro Tem McClellan spoke in support of a couple maps that showed diversity and majority/minority: ECook1 and RBecker1.

PUBLIC HEARINGS: (Item 100 – Continued)

Mayor Wells spoke against the idea of breaking up the Fletcher Hills area.

Conversation amongst the **Council** ensued regarding:

- Map preference for each **Councilmember**;
- Alternate data to be considered;
- Legal requirements for the maps;
- Concern about making decisions on political futures of candidates;
- Criteria for deciding the districts.

City Attorney Foley confirmed that following the recommendation of the consulting firm as to which maps to move forward, would be a safe decision as to meeting the legal requirements.

Mayor Wells suggested each **Councilmember** make a Motion for their favorite map to select the top five (5) maps to move forward in the process.

MOTION BY WELLS, SECOND BY GOBLE, to APPROVE moving the PCirco1 map forward for further discussion and testimony at the May 23, 2017 City Council Public Hearing.

**MOTION CARRIED BY 3 to 2 VOTE
(Kalasho, McClellan – NO).**

MOTION BY KENDRICK, SECOND BY McCLELLAN, to APPROVE moving the ECook1 map forward for further discussion and testimony at the May 23, 2017 City Council Public Hearing.

**MOTION CARRIED BY 3 to 2 VOTE
(Goble, Wells – NO).**

MOTION BY McCLELLAN, SECOND BY KALASHO, to APPROVE moving the RBecker1 map forward for further discussion and testimony at the May 23, 2017 City Council Public Hearing.

**MOTION FAILED BY 2 to 3 VOTE
(Goble, Kendrick, Wells – NO).**

PUBLIC HEARINGS: (Item 100 – Continued)

MOTION BY KALASHO, SECOND BY KENDRICK, to APPROVE moving the NDC-Green map forward for further discussion and testimony at the May 23, 2017 City Council Public Hearing.

**MOTION CARRIED BY 3 to 2 VOTE
(Goble, Wells – NO).**

MOTION BY GOBLE, SECOND BY WELLS, to APPROVE moving the BJohnson1 map forward for further discussion and testimony at the May 23, 2017 City Council Public Hearing.

**MOTION CARRIED BY 3 to 2 VOTE
(Kalasho, McClellan – NO).**

MOTION BY WELLS, SECOND BY GOBLE, to APPROVE moving the NDC-Orange map forward for further discussion and testimony at the May 23, 2017 City Council Public Hearing.

**MOTION FAILED BY 2 to 3 VOTE
(Kalasho, Kendrick, McClellan – NO).**

MOTION BY GOBLE, SECOND BY WELLS, to APPROVE moving the TBrumfield1 map forward for further discussion and testimony at the May 23, 2017 City Council Public Hearing.

**MOTION CARRIED BY 3 to 2 VOTE
(Kalasho, McClellan – NO).**

ADJOURNMENT: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 9th day of May 2017, at 9:18 p.m. to Tuesday, May 23, 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.

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2017 MAY 16 P 5:09

City of El Cajon Agenda Report

MEETING: May 23, 2017

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: 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. Preparations for the gas relocation work are in place and are scheduled to begin shortly. Once the relocation work is complete, the contractor can complete the reinforced concrete pipe replacement and install the remaining final storm drain pipe.
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:

APPROVED BY:



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



**Douglas Williford
CITY MANAGER**

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City of El Cajon Agenda Report

MEETING: May 23, 2017

ITEM NO: 1.5



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

FROM: Nahid Razi, Purchasing Agent

SUBJECT: Disposal of Surplus Property

RECOMMENDATION: That the City Council declares the listed property surplus and authorizes disposal in accordance with policy.

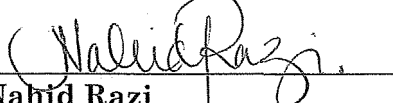
BACKGROUND: In accordance with Municipal Code 3.16.090, departments shall submit to the purchasing agent reports showing supplies and equipment that are no longer used or have become obsolete or worn out.

The items listed are recommended for disposal as City surplus equipment as they have become unsuitable for City use. These items will be auctioned by Fischer Auction Company at their next regularly scheduled auction.


Also included is a list of computer equipment which has no value at auction, and must be disposed in accordance with state law regarding hazardous materials. The computer equipment listed has been wiped clean and will be recycled through donation to the San Diego Futures Foundation.

FISCAL IMPACT: There is a one-time revenue resulting from the sale of auctioned items. Funds will be deposited back to the original funding source used to purchase the equipment.

PREPARED BY:


Nahid Razi
PURCHASING AGENT

APPROVED BY:


Douglas Williford
CITY MANAGER

Surplus Vehicles/Equipment

<u>Unit #</u>	<u>Year</u>	<u>Make/Description</u>	<u>Serial/VIN#</u>	<u>EC Number</u>
30294	2001	Ford F-150	1FTPF17L21NB49825	4138
30296	1999	Ford F-250	1FTPF27L4XKA87523	2806
30298	1999	GMC Sonoma	1GTCS14XOXK507371	2797
50401	2012	International 4300	1HTMNAAM3CH606153	6876
50402	2013	International 4300	1HTMNAAM2DH252580	7096
60310	2001	Ford F-450 Dump Truck	1FDXW46FX1EA63722	3844
60315	2003	Cub Cadet Tractor	21967	5630
60348	2000	Ford F-250	1FTNF20L3YEC13307	3398
60448	1998	GMC 2500 PU	1GTGC24R4WE544975	2661
60453	2001	Ford F-450 Dump Truck	1FDXW46F11EA63723	3845
60454	2001	Ford F-450 Dump Truck	1FDXW46F81EA63721	3846
70011	1998	GMC 1500 PU	1GTEC14M6WZ541669	2669
70012	1998	Ford Taurus	1FAFP52U5WA113986	2786
70194	1999	GMC Sonoma	1GTCS19X3XK507390	2796
90422	1990	Chevy Dump Truck	1GBJC34K4LE216888	3526
40076	2004	Ford Crown Victoria	2FAFP71W34X115464	5772
40324	2006	Ford Mustang	1ZVFT82H965235332	6194
40041	2007	Chevy Tahoe	1GNEC03087R322763	6255
70196	2009	Toro Z Master	290000134	6677
50095	1999	Chevrolet Suburban	3GNGC26J6XG221312	2941

Surplus Misc. Equipment

<u>Quantity</u>	<u>Description</u>	<u>Serial #</u>	<u>EC Number</u>
1	Intoximeter Breath Alcohol Instrument	03998	2919
1	Intoximeter Breath Alcohol Instrument	04491	4823
1	Ferno Gurney	11N206537	7005
1	Ferno Gurney	ION-165929	N/A
1	Ferno Cot	07-045150	6375
1	Ferno Cot	ION-150104	6696
1	Ferno Cot	12N-234292	7157
1	Ferno Cot	08-095543	6579
1	Ferno Cot	07-048110	6374
1	Ferno Cot	ION-147737	6695
1	Cardinal Health Pyxis Station	8000132186	6240
1	Lifepak Heart Monitor	33044464	5970
1	Lifepak Heart Monitor	34764976	6236

Surplus Computer Equipment

<u>Quantity</u>	<u>Description</u>	<u>Serial #</u>	<u>EC Number</u>
1	Phillips Handheld Keypad	N/A	4812
1	Sony Camera	361120	5526
1	Sony Camera	124204	3819
1	Panasonic MDT	1FKYA60720	6878
1	Panasonic MDT	1FKYA58115	6877
1	Panasonic MDT	1FKYA58123	6879
1	HP Laptop	CNU24290J1	7194
1	Dell Laptop	CN-0UY140-48643-87G-3363	6570
1	HP Laptop	CNU713031W	N/A
42	HP Computer	Various	N/A
1	Scanner	CN83TA61PQ	N/A
16	Monitor	Various	N/A
1	Casio Printing Calculator	4200775	6966
1	Sanyo Transcribing System	P8315078	0818

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City of El Cajon Agenda Report

MEETING: 05/23/2017

ITEM NO: 1.6



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

FROM: Director of Finance and Treasurer

SUBJECT: January – March 2017 Quarterly Treasurer’s Report

RECOMMENDATION: That the City Council receives the Treasurer’s Report for the quarter ending March 31, 2017.

BACKGROUND: Per the City’s investment policy, the latest quarterly Treasurer’s Report is presented for Council receipt and approval.

Investment Trends/Economy – The Federal Open Market Committee (FOMC) summarized the condition of the economy in its May 3, 2017, press release with the following comments.

[T]he labor market has continued to strengthen even as growth in economic activity slowed. Job gains were solid, on average, in recent months, and the unemployment rate declined. Household spending rose only modestly, but the fundamentals underpinning the continued growth of consumption remained solid. Business fixed investment firmed.

As a result of this assessment, the Federal Open Market Committee “decided to maintain the target range for the federal funds rate at 3/4 to 1 percent.”

Recent releases from the Economic and Statistics Administration reported continued increases in both Gross Domestic Product and Personal Income; while the Department of Commerce reported increases from last year in New Residential Sales and New Residential Construction starts. The S&P/Case-Schiller Home Price Index indicates home values have continued to increase both nationally, and in the San Diego market.

“The USD Burnham-Moores Center for Real Estate’s Index of Leading Economic Indicators for San Diego County” remains positive. The report’s economic outlook stated that “This suggests that the local economy is picking up steam and is expected to do better than what had previously been expected.”

U.S. Treasuries – As of March 31, 2017, the daily yield was 1.27% for a 2-year Treasury and 1.93% for a 5-year Treasury. Compared to the prior year, the 2-year Treasuries increased 54 basis points and the 5-year Treasuries increased 72 basis points.

U.S. Government Agencies – At quarter end, the yield was 1.37% for a 2-year and 2.02% for a 5-year Federal Agency investment, respectively. The City's investment portfolio, in large part, is comprised of U.S. Government Agency securities because they offer a higher return than U.S. Treasuries.

LAIF & CAMP Pools – Consistent with market conditions, interest rates in LAIF and CAMP remain very low. The quarter to date yield for LAIF was 0.78% and the 7-day yield for CAMP was 0.89%.

Outlook & Strategy – The prevailing view of economists is that the FOMC will continue rate increases in the near future, and therefore the current strategy is to maintain flexibility in order to take advantage of higher investment returns when they materialize. As opportunities become available and the City's cash flow needs are met, investing funds in securities will continue with the City's investment advisors, Public Financial Management (PFM). The CAMP pool is currently rated AAA. No rating is provided for LAIF, but it is expected it would also achieve an AAA rating.

Report Presentation – This report is presented in four sections:

Operating Cash – The Union Bank Master Account is the City's main checking account. The City also utilizes a merchant account with U.S. Bank for receiving credit card payments. Funds are automatically transferred daily from U.S. Bank to the City's main checking account at Union Bank.

Operating Investments – The City's operating investments are invested in CAMP portfolio investments (68.93%) earning 1.39%, followed by LAIF (30.66%) earning 0.78%, and the remainder in the CAMP investment pool (0.41%) earning 0.89%. The investment portfolio make-up of LAIF and CAMP are attached. In addition to maximizing yield, these investments provide for safety and liquidity in meeting the City's operational needs.

Successor Agency Investments – The Successor Agency's operating investments, totaling \$892,232, are invested in LAIF. The Bank of New York Mellon is the Trustee and the required bond reserve account has a market value of \$1,319,013. The debt service fund of \$2,361,062 is a temporary holding account in which the Trustee receives payment from the Successor Agency to make payments to the bond holders on April 1. Bond proceeds of \$1,584,220 are invested in LAIF.

FISCAL IMPACT: Interest earned for the fourth quarter of the fiscal year, on a cash basis, was \$319,803. Market value is slightly lower than the original investment cost.

PREPARED BY:



Clay Schoen
DIRECTOR OF FINANCE AND
TREASURER

APPROVED BY:



Douglas Williford
CITY MANAGER



CITY OF EL CAJON TREASURER'S REPORT AS OF MARCH 31, 2017

Cash Basis

	Balance as of <u>March 31, 2017</u>	Quarter to Date		Fiscal	Market Value*
		Yield/Interest Rate	Interest Earnings	Year to Date Interest Earnings	
Operating Cash					
UBOC Checking (Master)	\$ 2,762,923	0.15%	\$ 4,634	\$ 11,598	\$ 2,762,923
US Bank (Merchant Processing)	13,244	n/a	-	-	13,244
Petty Cash	4,320	n/a	-	-	4,320
Total Operating Cash	\$ 2,780,487		\$ 4,634	\$ 11,598	\$ 2,780,487
Operating Investments					
LAIF ⁽¹⁾ - City Pool	\$ 31,524,951	0.78%	\$ 51,957	\$ 151,598	\$ 31,498,973
CAMP ⁽²⁾ Cash Management	419,693	0.89%	2,555	11,696	419,693
CAMP Managed Portfolio	70,871,600	1.39%	255,604	663,552	70,630,490
Total Operating Investments	\$ 102,816,244		\$ 310,117	\$ 826,847	\$ 102,549,156
Total Operating Cash and Investments	\$ 105,596,731		\$ 314,751	\$ 838,445	\$ 105,329,643
Successor Agency Investments					
LAIF - Operating Investments	\$ 892,232	0.78%	1,517	\$ 4,077	\$ 891,497
LAIF - Bond Proceeds, 2007	1,584,220	0.78%	570	958	1,582,915
The Bank of New York Mellon Trust Co.:					
Bond Reserve Fund	1,319,013	0.15%	271	883	1,319,013
Bond Debt Service Fund	2,361,062	0.15%	2,694	8,054	2,361,062
Total Successor Agency	\$ 6,156,528		\$ 5,052	\$ 13,971	\$ 6,154,487
Grand Total Cash and Investments	\$ 111,753,259		\$ 319,803	\$ 852,416	\$ 111,484,130

I certify that all investments under the management of the City are in compliance with the City's adopted investment policy, and I certify the City's investments plus projected revenues, are sufficiently liquid to meet the City's next six (6) months cash flow requirements per the adopted budget.

Clay Schoen, Director of Finance and Treasurer

April 24, 2017

Date

*Source: Bank and Trustee Statements

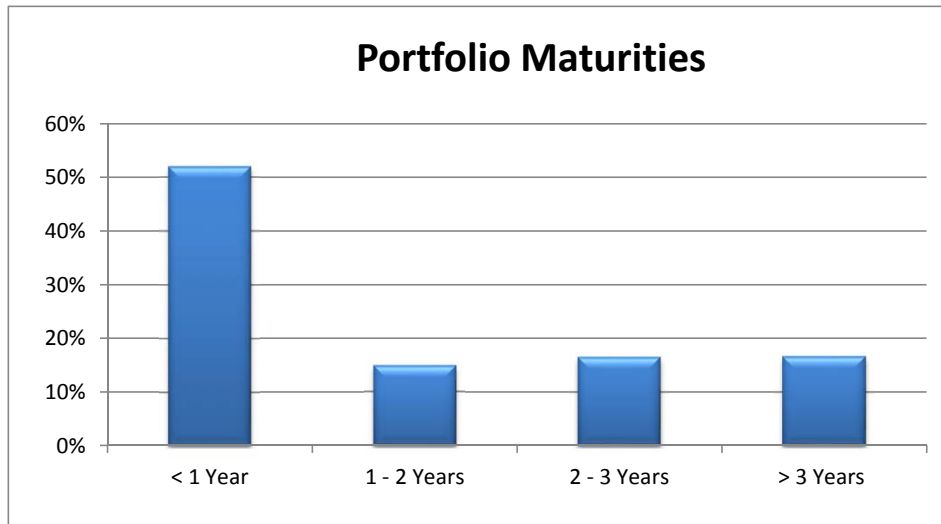
Note (1): The Local Agency Investment Fund (LAIF) is a voluntary investment alternative for California's local governments and special districts authorized by the California Government Code. LAIF is managed by the State Treasurer's Office with oversight by the Local Agency Investment Advisory Board. All securities in LAIF are purchased under the authority of Government Code Sections 16430 and 16480.8. LAIF is part of the State Treasurer's Pooled Money Investment Account (PMIA). The PMIA Investment Policy is guided by the goals of portfolio safety/diversification, liquidity, and yield.

Note (2): The California Asset Management Program (CAMP) is a California Joint Powers Authority established in 1989 to provide California public agencies with professional investment services. The CAMP Pool is a permitted investment for all local agencies under California Government Code Section 53601(p). CAMP is directed by a Board of Trustees, which is made up of experienced local government finance directors and treasurers.

CITY OF EL CAJON
OPERATING INVESTMENTS PORTFOLIO MATURITIES BY DATE AND TYPE (AT PAR)
AS OF MARCH 31, 2017

Type of Investment	< 1 Year	1 - 2 Years	2 - 3 Years	> 3 Years
LAIF - City Pool	31,524,951	-	-	-
CAMP Cash Management	419,693	-	-	-
CAMP Managed Portfolio:				
FHLMC Notes	3,325,000	1,600,000	1,500,000	1,000,000
FMCC Global Notes	1,000,000	-	3,000,000	-
FNMA Benchmark/Global Notes	2,500,000	5,510,000	9,150,000	3,000,000
FHLB Notes/Global Bonds	2,495,000	1,500,000	1,000,000	-
US Treasury Notes	8,405,000	4,945,000	-	9,415,000
Corporate Bonds/Notes	900,000	2,000,000	2,665,000	4,000,000
Commercial Paper	4,000,000	-	-	-
Totals	\$ 54,569,644	\$ 15,555,000	\$ 17,315,000	\$ 17,415,000

Portfolio Percentage	52.04%	14.83%	16.51%	16.61%
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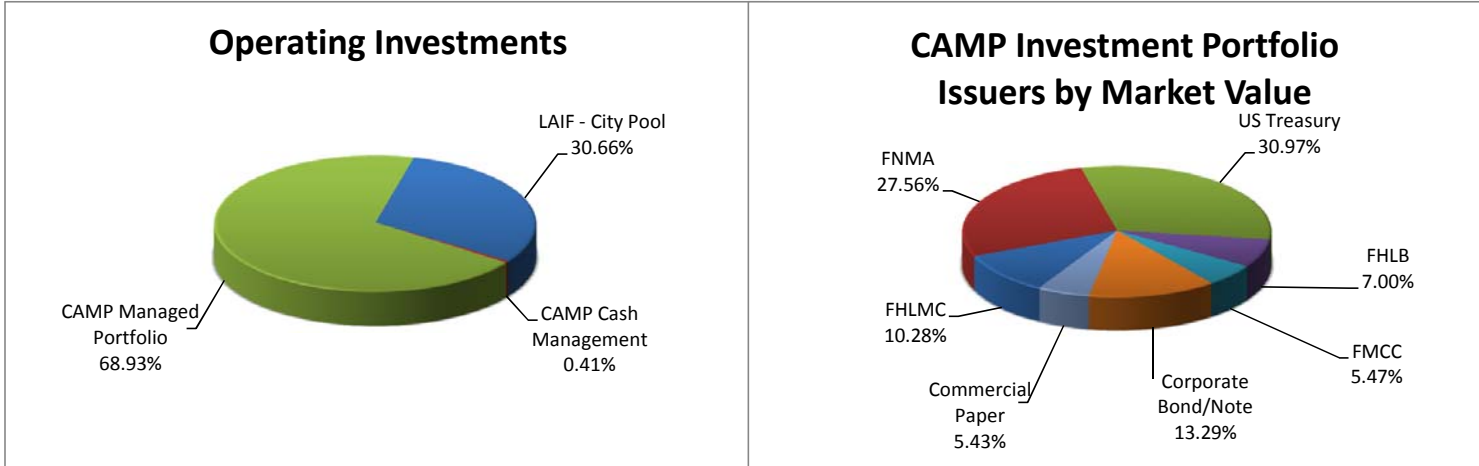
QUARTERLY YIELD COMPARISONS

Quarter Ending	LAIF (1)	Portfolio (2)	US Treasury (3)
Mar-14	0.23%	0.67%	0.44%
Jun-14	0.22%	0.71%	0.47%
Sep-14	0.24%	0.72%	0.58%
Dec-14	0.27%	0.78%	0.67%
Mar-15	0.26%	0.80%	0.56%
Jun-15	0.28%	0.86%	0.64%
Sep-15	0.32%	0.90%	0.64%
Dec-15	0.37%	1.02%	1.06%
Mar-16	0.51%	1.07%	0.73%
Jun-16	0.55%	1.09%	0.58%
Sep-16	0.60%	1.12%	0.77%
Dec-16	0.68%	1.20%	1.20%
Mar-17	0.78%	1.39%	1.27%

(1) per State Treasurer's Office, LAIF-PMIA Earnings Yield Rate (average quarterly return)
(2) per CAMP Portfolio report
(3) per U.S. Treasury 2-year daily yield curve rate

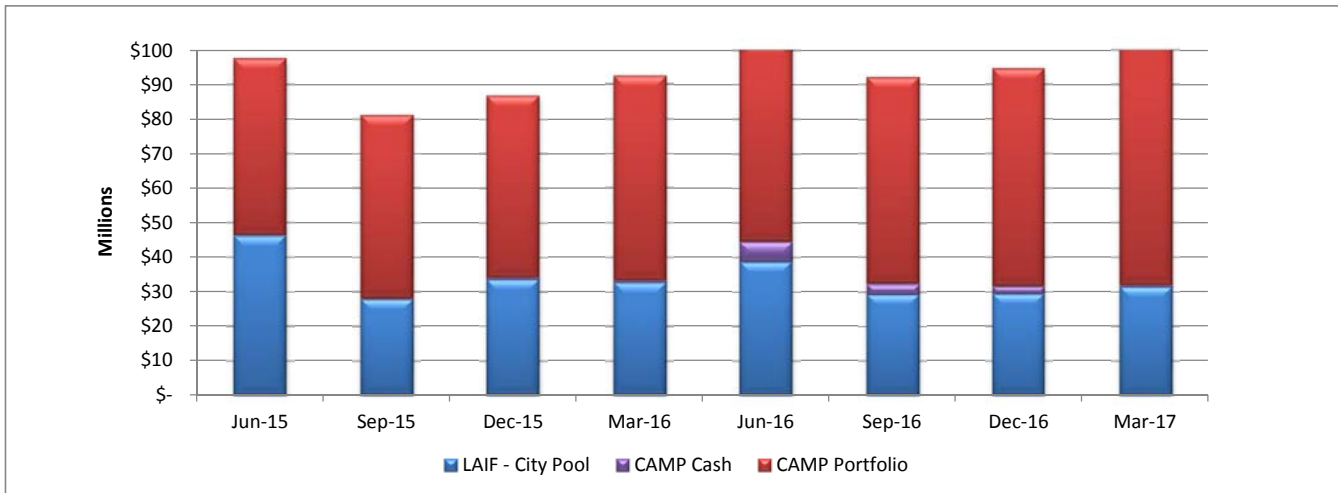
**CITY OF EL CAJON
OPERATING INVESTMENTS COMPOSITION (AT COST)
AS OF MARCH 31, 2017**

<u>Operating Investments</u>	<u>Type of Investment</u>	<u>Investment Amount</u>	<u>% of Total Investments</u>	<u>Prior Quarter Investment Amount</u>	<u>% Change From Prior Quarter</u>
LAIF - City Pool	(See attached graph)	\$ 31,524,951	30.66%	\$ 29,445,380	7.06%
CAMP Cash Management	Cash Reserve Portfolio	419,693	0.41%	2,185,928	-80.80%
CAMP Managed Portfolio	Federal Agency & Corporate Bonds/Notes	70,871,600	68.93%	62,972,721	12.54%
Total Operating Investments		\$ 102,816,244	100.00%	\$ 94,604,029	8.68%



HISTORICAL COMPOSITION

	<u>Quarter Ending</u>							
	<u>Jun-15</u>	<u>Sep-15</u>	<u>Dec-15</u>	<u>Mar-16</u>	<u>Jun-16</u>	<u>Sep-16</u>	<u>Dec-16</u>	<u>Mar-17</u>
LAIF - City Pool	\$ 46,271,437	\$ 27,866,473	\$ 33,673,124	\$ 32,705,079	\$ 38,778,366	\$ 29,298,139	\$ 29,445,380	\$ 31,524,951
CAMP Cash	92,474	240,335	475,669	594,268	5,787,181	3,043,632	2,185,928	419,693
CAMP Portfolio	51,273,651	53,022,874	52,728,873	59,228,720	57,676,806	59,914,803	62,972,721	70,871,600
Total	\$ 97,637,562	\$ 81,129,682	\$ 86,877,666	\$ 92,528,067	\$ 102,242,353	\$ 92,256,574	\$ 94,604,029	\$ 102,816,244





**JOHN CHIANG
TREASURER
STATE OF CALIFORNIA**



PMIA Performance Report

Date	Daily Yield*	Quarter to Date Yield	Average Maturity (in days)
03/14/17	0.82	0.77	193
03/15/17	0.82	0.77	191
03/16/17	0.82	0.77	190
03/17/17	0.83	0.77	190
03/18/17	0.83	0.77	190
03/19/17	0.83	0.78	190
03/20/17	0.83	0.78	188
03/21/17	0.83	0.78	185
03/22/17	0.83	0.78	184
03/23/17	0.83	0.78	184
03/24/17	0.83	0.78	186
03/25/17	0.83	0.78	186
03/26/17	0.83	0.78	186
03/27/17	0.83	0.78	181
03/28/17	0.83	0.78	180
03/29/17	0.84	0.78	180
03/30/17	0.85	0.78	181
03/31/17	0.85	0.78	180
04/01/17	0.86	0.86	181
04/02/17	0.86	0.86	181
04/03/17	0.86	0.86	183
04/04/17	0.86	0.86	184
04/05/17	0.86	0.86	184
04/06/17	0.87	0.86	181
04/07/17	0.87	0.86	181
04/08/17	0.87	0.86	181
04/09/17	0.87	0.86	181
04/10/17	0.87	0.86	181
04/11/17	0.87	0.87	181
04/12/17	0.87	0.87	183
04/13/17	0.88	0.87	182

*Daily yield does not reflect capital gains or losses

[View Prior Month Daily Rates](#)

LAIF Performance Report

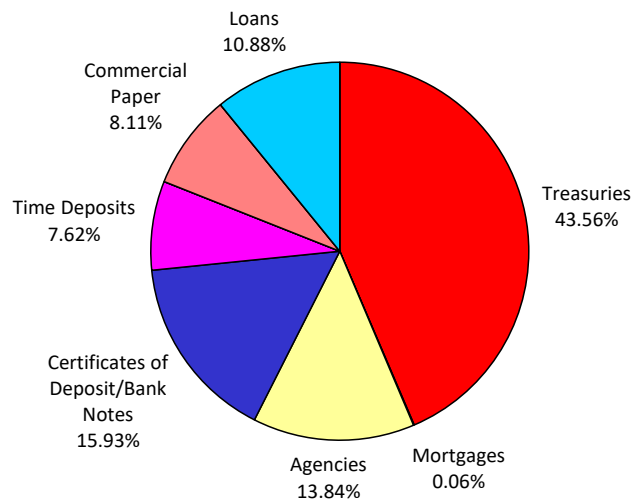
Quarter Ending 03/31/17

Apportionment Rate: 0.78%
 Earnings Ratio: 0.00002126194403179
 Fair Value Factor: 0.999175951
 Daily: 0.85%
 Quarter to Date: 0.78%
 Average Life: 180

PMIA Average Monthly Effective Yields

Mar 2017 0.821%
 Feb 2017 0.777%
 Jan 2017 0.751%

**Pooled Money Investment Account
Portfolio Composition
03/31/17
\$71.9 billion**





Account Statement - Transaction Summary

For the Month Ending **March 31, 2017**

CITY OF EL CAJON - OPERATING FUNDS - 505-00

CAMP Pool	
Opening Market Value	247,087.63
Purchases	2,141,317.92
Redemptions	(1,968,712.79)
Unsettled Trades	0.00
Change in Value	0.00

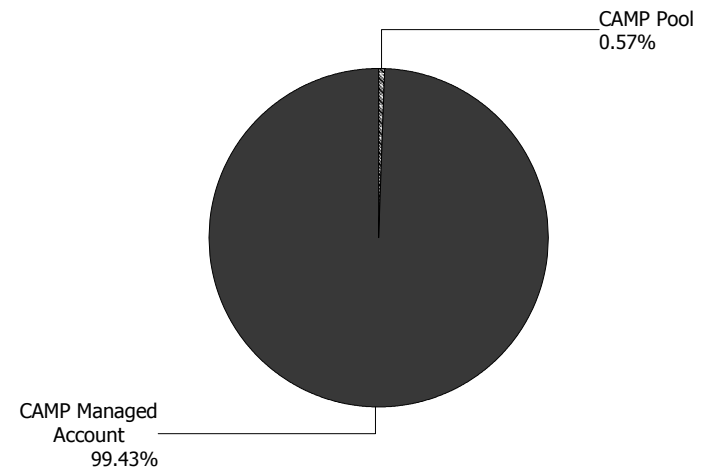
Closing Market Value	\$419,692.76
Cash Dividends and Income	272.92

CAMP Managed Account	
Opening Market Value	73,030,568.18
Purchases	1,963,404.80
Redemptions	(2,000,000.00)
Unsettled Trades	0.00
Change in Value	(55,073.29)

Closing Market Value	\$72,938,899.69
Cash Dividends and Income	144,484.04

Asset Summary		
	March 31, 2017	February 28, 2017
CAMP Pool	419,692.76	247,087.63
CAMP Managed Account	72,938,899.69	73,030,568.18
Total	\$73,358,592.45	\$73,277,655.81

Asset Allocation





Managed Account Summary Statement

For the Month Ending **March 31, 2017**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Transaction Summary - Money Market		Transaction Summary - Managed Account		Account Total	
Opening Market Value	\$247,087.63	Opening Market Value	\$73,030,568.18	Opening Market Value	\$73,277,655.81
Purchases	2,141,317.92	Maturities/Calls	(2,000,000.00)		
Redemptions	(1,968,712.79)	Principal Dispositions	0.00		
		Principal Acquisitions	1,963,404.80		
		Unsettled Trades	0.00		
		Change in Current Value	(55,073.29)		
Closing Market Value	\$419,692.76	Closing Market Value	\$72,938,899.69	Closing Market Value	\$73,358,592.45
Dividend	272.92				

Earnings Reconciliation (Cash Basis) - Managed Account	
Interest/Dividends/Coupons Received	141,045.00
Less Purchased Interest Related to Interest/Coupons	(244.57)
Plus Net Realized Gains/Losses	3,683.61
Total Cash Basis Earnings	\$144,484.04

Cash Balance	
Closing Cash Balance	\$0.00

Earnings Reconciliation (Accrual Basis)	Managed Account	Total
Ending Amortized Value of Securities	73,002,298.90	73,421,991.66
Ending Accrued Interest	238,683.44	238,683.44
Plus Proceeds from Sales	0.00	1,968,712.79
Plus Proceeds of Maturities/Calls/Principal Payments	2,000,000.00	2,000,000.00
Plus Coupons/Dividends Received	141,045.00	141,045.00
Less Cost of New Purchases	(1,963,649.37)	(4,104,967.29)
Less Beginning Amortized Value of Securities	(73,044,237.47)	(73,291,325.10)
Less Beginning Accrued Interest	(288,916.10)	(288,916.10)
Dividends	0.00	272.92
Total Accrual Basis Earnings	\$85,224.40	\$85,497.32

Cash Transactions Summary- Managed Account	
Maturities/Calls	2,000,000.00
Sale Proceeds	0.00
Coupon/Interest/Dividend Income	141,045.00
Principal Payments	0.00
Security Purchases	(1,963,649.37)
Net Cash Contribution	(177,395.63)
Reconciling Transactions	0.00



Portfolio Summary and Statistics

For the Month Ending **March 31, 2017**

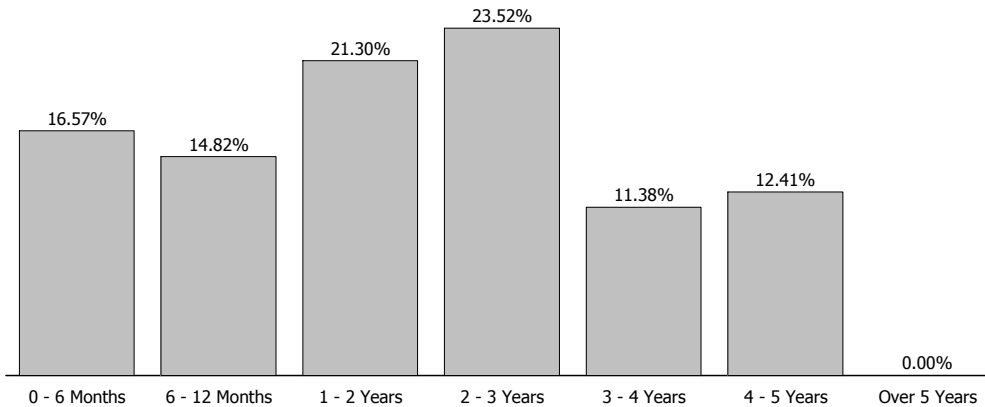
CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Account Summary

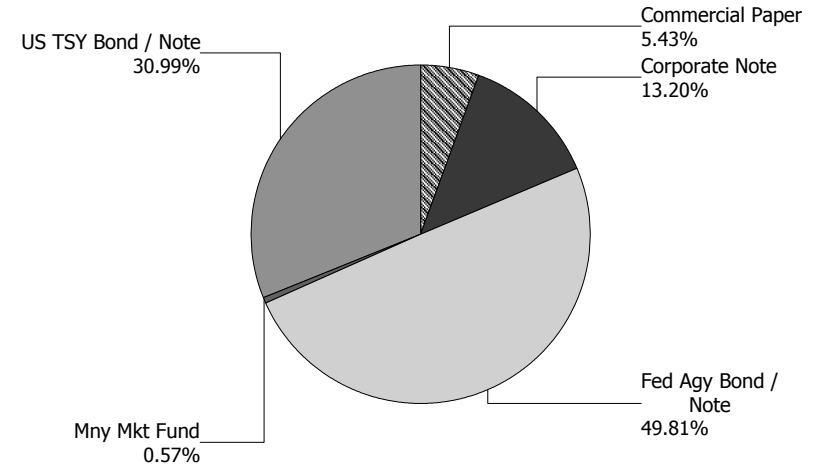
Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	22,765,000.00	22,732,856.14	30.99
Federal Agency Bond / Note	36,580,000.00	36,536,731.98	49.81
Corporate Note	9,565,000.00	9,686,646.57	13.20
Commercial Paper	4,000,000.00	3,982,665.00	5.43
Managed Account Sub-Total	72,910,000.00	72,938,899.69	99.43%
Accrued Interest		238,683.44	
Total Portfolio	72,910,000.00	73,177,583.13	
CAMP Pool	419,692.76	419,692.76	0.57
Total Investments	73,329,692.76	73,597,275.89	100.00%

Unsettled Trades **0.00** **0.00**

Maturity Distribution



Sector Allocation



Characteristics

Yield to Maturity at Cost	1.39%
Yield to Maturity at Market	1.41%
Duration to Worst	1.96
Weighted Average Days to Maturity	740



Managed Account Issuer Summary

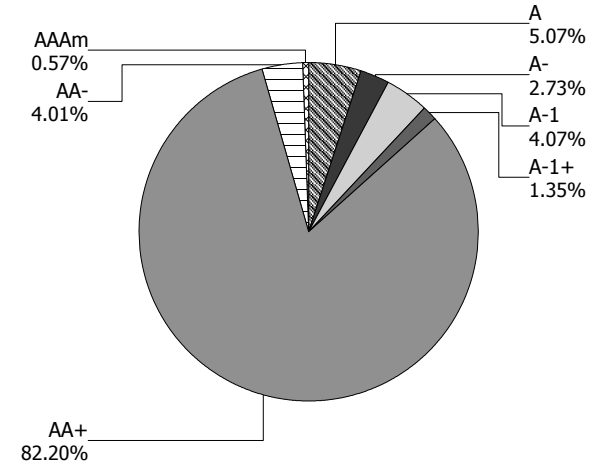
For the Month Ending **March 31, 2017**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Issuer Summary

Issuer	Market Value of Holdings	Percent
AMERICAN EXPRESS CO	1,004,905.00	1.37
APPLE INC	1,023,744.00	1.40
BANK OF NEW YORK CO INC	1,041,623.00	1.42
BNP PARIBAS	993,165.00	1.35
CAMP Pool	419,692.76	0.57
CREDIT AGRICOLE SA	999,180.00	1.36
FANNIE MAE	20,117,950.55	27.42
FEDERAL HOME LOAN BANKS	4,980,429.13	6.79
FREDDIE MAC	11,438,352.30	15.59
GENERAL ELECTRIC CO	917,494.20	1.25
HSBC HOLDINGS PLC	1,669,297.37	2.28
INTERNATIONAL BUSINESS MACHINES	1,007,290.00	1.37
JP MORGAN CHASE & CO	999,694.00	1.36
MITSUBISHI UFJ FINANCIAL GROUP INC	996,793.00	1.36
ORACLE CORP	1,020,485.00	1.39
TOYOTA MOTOR CORP	993,527.00	1.35
UNITED STATES TREASURY	22,732,856.14	31.00
WELLS FARGO & COMPANY	1,002,114.00	1.37
Total	\$73,358,592.45	100.00%

Credit Quality (S&P Ratings)





Managed Account Detail of Securities Held

For the Month Ending **March 31, 2017**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note												
US TREASURY NOTES DTD 07/02/2012 0.750% 06/30/2017		912828TB6	1,000,000.00	AA+	Aaa	07/07/14	07/08/14	992,695.31	1.00	1,885.36	999,382.69	999,766.00
US TREASURY NOTES DTD 08/31/2012 0.625% 08/31/2017		912828TM2	1,000,000.00	AA+	Aaa	10/01/14	10/02/14	988,125.00	1.04	543.48	998,294.43	998,984.00
US TREASURY NOTES DTD 10/01/2012 0.625% 09/30/2017		912828TS9	1,000,000.00	AA+	Aaa	06/17/14	06/20/14	983,710.94	1.13	17.08	997,490.90	998,594.00
US TREASURY NOTES DTD 11/30/2012 0.625% 11/30/2017		912828UA6	1,580,000.00	AA+	Aaa	05/26/15	05/27/15	1,571,050.78	0.85	3,309.75	1,577,612.76	1,576,296.48
US TREASURY NOTES DTD 11/30/2012 0.625% 11/30/2017		912828UA6	1,825,000.00	AA+	Aaa	05/07/14	05/08/14	1,791,565.43	1.15	3,822.97	1,818,660.77	1,820,722.20
US TREASURY NOTES DTD 12/31/2012 0.750% 12/31/2017		912828UE8	2,000,000.00	AA+	Aaa	12/24/14	12/29/14	1,972,421.88	1.22	3,770.72	1,993,039.74	1,995,938.00
US TREASURY NOTES DTD 05/31/2013 1.000% 05/31/2018		912828VE7	1,580,000.00	AA+	Aaa	05/26/15	05/27/15	1,578,889.06	1.02	5,295.60	1,579,566.43	1,577,778.52
US TREASURY NOTES DTD 10/31/2013 1.250% 10/31/2018		912828WD8	2,000,000.00	AA+	Aaa	10/26/15	10/27/15	2,017,578.13	0.95	10,497.24	2,009,287.18	2,001,562.00
US TREASURY NOTES DTD 12/02/2013 1.250% 11/30/2018		912828A34	1,365,000.00	AA+	Aaa	11/25/15	11/30/15	1,364,840.04	1.25	5,718.75	1,364,910.51	1,365,906.36
US TREASURY NOTES DTD 06/01/2015 1.500% 05/31/2020		912828XE5	1,500,000.00	AA+	Aaa	11/15/16	11/16/16	1,502,109.38	1.46	7,541.21	1,501,894.20	1,496,250.00
US TREASURY NOTES DTD 09/30/2013 2.000% 09/30/2020		912828VZ0	1,300,000.00	AA+	Aaa	11/15/16	11/16/16	1,322,902.34	1.53	71.04	1,320,758.79	1,315,030.60
US TREASURY N/B DTD 12/31/2015 1.750% 12/31/2020		912828N48	990,000.00	AA+	Aaa	11/29/16	11/30/16	991,044.14	1.72	4,355.18	990,965.74	990,734.58
US TREASURY N/B DTD 12/31/2015 1.750% 12/31/2020		912828N48	1,575,000.00	AA+	Aaa	11/22/16	11/23/16	1,580,229.49	1.67	6,928.69	1,579,799.37	1,576,168.65
US TREASURY N/B DTD 02/29/2016 1.125% 02/28/2021		912828P87	1,000,000.00	AA+	Aaa	03/07/17	03/08/17	970,078.13	1.91	978.26	970,552.62	975,625.00



Managed Account Detail of Securities Held

For the Month Ending **March 31, 2017**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 03/31/2016 1.250% 03/31/2021	912828Q37	1,050,000.00	AA+	Aaa	11/29/16	11/30/16	1,028,466.80	1.74	35.86	1,030,081.33	1,028,343.75
US TREASURY NOTES DTD 06/02/2014 2.000% 05/31/2021	912828WN6	2,000,000.00	AA+	Aaa	01/04/17	01/05/17	2,011,796.88	1.86	13,406.59	2,011,194.66	2,015,156.00
Security Type Sub-Total		22,765,000.00					22,667,503.73	1.33	68,177.78	22,743,492.12	22,732,856.14
Federal Agency Bond / Note											
FHLMC NOTES DTD 03/26/2012 1.250% 05/12/2017	3137EADF3	1,325,000.00	AA+	Aaa	11/25/13	11/26/13	1,342,450.25	0.86	6,394.97	1,325,581.60	1,325,614.80
FHLMC NOTES DTD 03/26/2012 1.250% 05/12/2017	3137EADF3	2,000,000.00	AA+	Aaa	06/26/13	06/27/13	2,003,640.00	1.20	9,652.78	2,000,109.36	2,000,928.00
FHLB GLOBAL BONDS DTD 05/02/2007 4.875% 05/17/2017	3133XKOX6	1,495,000.00	AA+	Aaa	02/11/15	02/12/15	1,630,177.90	0.83	27,128.02	1,502,686.87	1,502,585.63
FHLB GLOBAL NOTES DTD 05/15/2015 0.625% 05/30/2017	3130A5EP0	1,000,000.00	AA+	Aaa	01/21/16	01/22/16	997,660.00	0.80	2,100.69	999,716.28	999,712.00
FREDDIE MAC GLOBAL NOTES DTD 06/25/2012 1.000% 07/28/2017	3137EADJ5	1,000,000.00	AA+	Aaa	01/22/15	01/23/15	1,005,700.00	0.77	1,750.00	1,000,742.66	1,000,358.00
FANNIE MAE GLOBAL NOTES DTD 09/24/2012 0.875% 10/26/2017	3135G0PO0	1,000,000.00	AA+	Aaa	01/22/15	01/23/15	998,930.00	0.91	3,767.36	999,777.47	999,277.00
FANNIE MAE GLOBAL NOTES DTD 10/30/2012 0.875% 12/20/2017	3135G0RT2	1,500,000.00	AA+	Aaa	02/11/15	02/12/15	1,491,510.00	1.08	3,682.29	1,497,838.31	1,497,789.00
FHLB GLOBAL NOTE DTD 08/26/2016 0.875% 10/01/2018	3130A9AE1	1,500,000.00	AA+	Aaa	08/30/16	08/31/16	1,498,620.00	0.92	6,562.50	1,499,002.34	1,491,037.50
FNMA BENCHMARK NOTE DTD 01/08/2016 1.375% 01/28/2019	3135G0H63	990,000.00	AA+	Aaa	01/21/16	01/22/16	997,345.80	1.12	2,382.19	994,472.56	991,128.60
FANNIE MAE BENCHMARK NOTE DTD 01/13/2014 1.875% 02/19/2019	3135G0ZA4	1,550,000.00	AA+	Aaa	06/22/15	06/23/15	1,576,272.50	1.40	3,390.63	1,563,705.94	1,565,606.95
FNMA BENCHMARK NOTE DTD 02/23/2016 1.000% 02/26/2019	3135G0J53	1,340,000.00	AA+	Aaa	05/17/16	05/18/16	1,339,879.40	1.00	1,302.78	1,339,919.75	1,331,241.76



Managed Account Detail of Securities Held

For the Month Ending **March 31, 2017**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Bond / Note											
FNMA BENCHMARK NOTE DTD 02/23/2016 1.000% 02/26/2019	3135G0J53	1,630,000.00	AA+	Aaa	01/30/17	01/31/17	1,620,366.70	1.29	1,584.72	1,621,137.12	1,619,346.32
FHLMC NOTES DTD 03/27/2009 3.750% 03/27/2019	3137EACA5	1,600,000.00	AA+	Aaa	03/15/16	03/16/16	1,721,040.00	1.20	666.67	1,679,932.32	1,675,312.00
FREDDIE MAC NOTES DTD 03/21/2016 1.125% 04/15/2019	3137EADZ9	2,000,000.00	AA+	Aaa	03/18/16	03/21/16	1,999,340.00	1.14	10,375.00	1,999,556.20	1,990,322.00
FNMA NOTES DTD 05/12/2014 1.750% 06/20/2019	3135G0ZE6	1,565,000.00	AA+	Aaa	06/22/15	06/23/15	1,579,460.60	1.51	7,683.72	1,573,146.26	1,577,681.20
FHLMC REFERENCE NOTE DTD 07/20/2016 0.875% 07/19/2019	3137EAEB1	1,500,000.00	AA+	Aaa	08/30/16	08/31/16	1,493,760.00	1.02	2,625.00	1,495,010.61	1,481,773.50
FNMA BENCHMARK NOTE DTD 08/02/2016 0.875% 08/02/2019	3135G0N33	1,500,000.00	AA+	Aaa	11/15/16	11/16/16	1,481,550.00	1.34	2,151.04	1,484,069.49	1,480,530.00
FHLB GLOBAL NOTE DTD 08/04/2016 0.875% 08/05/2019	3130A8Y72	1,000,000.00	AA+	Aaa	09/29/16	09/30/16	996,830.00	0.99	1,361.11	997,385.57	987,094.00
FNMA NOTES DTD 07/28/2014 1.750% 09/12/2019	3135G0ZG1	1,155,000.00	AA+	Aaa	08/28/15	08/31/15	1,171,100.70	1.39	1,066.77	1,164,883.62	1,162,278.81
FANNIE MAE GLOBAL NOTES DTD 10/25/2016 1.000% 10/24/2019	3135G0R39	1,000,000.00	AA+	Aaa	11/29/16	11/30/16	987,020.00	1.46	4,333.33	988,499.19	987,817.00
FANNIE MAE GLOBAL NOTES DTD 10/25/2016 1.000% 10/24/2019	3135G0R39	1,630,000.00	AA+	Aaa	01/30/17	01/31/17	1,608,516.60	1.49	7,063.33	1,609,814.42	1,610,141.71
FREDDIE MAC AGENCY NOTE DTD 01/17/2017 1.500% 01/17/2020	3137EAEE5	1,000,000.00	AA+	Aaa	02/22/17	02/23/17	998,460.00	1.55	3,083.33	998,516.03	998,407.00
FNMA NOTES DTD 01/12/2015 1.625% 01/21/2020	3135G0A78	990,000.00	AA+	Aaa	01/21/16	01/22/16	1,001,236.50	1.33	3,128.13	997,947.82	991,825.56
FNMA NOTES DTD 01/12/2015 1.625% 01/21/2020	3135G0A78	1,310,000.00	AA+	Aaa	08/28/15	08/31/15	1,317,113.30	1.50	4,139.24	1,314,604.34	1,312,415.64
FNMA BENCHMARK NOTES DTD 04/27/2015 1.500% 06/22/2020	3135G0D75	2,000,000.00	AA+	Aaa	10/26/15	10/27/15	2,002,180.00	1.48	8,250.00	2,001,534.80	1,991,244.00



Managed Account Detail of Securities Held

For the Month Ending **March 31, 2017**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Bond / Note											
FHLMC REFERENCE NOTE DTD 08/12/2016 1.125% 08/12/2021	3137EAEC9	1,000,000.00	AA+	Aaa	01/24/17	01/25/17	964,710.00	1.94	1,531.25	966,079.50	965,637.00
FANNIE MAE AGENCY NOTES DTD 01/09/2017 2.000% 01/05/2022	3135G0S38	1,000,000.00	AA+	Aaa	01/24/17	01/25/17	998,910.00	2.02	4,555.56	998,949.74	999,627.00
Security Type Sub-Total		36,580,000.00					36,823,780.25	1.24	131,712.41	36,614,620.17	36,536,731.98
Corporate Note											
GENERAL ELEC CAP CORP GLOBAL SR MTN DTD 09/24/2007 5.625% 09/15/2017	36962G3H5	900,000.00	AA-	A1	07/28/15	07/31/15	980,010.00	1.36	2,250.00	917,367.68	917,494.20
JPMORGAN CHASE & CO GLOBAL NOTES DTD 05/15/2013 1.625% 05/15/2018	46625HJL5	1,000,000.00	A-	A3	10/26/15	10/29/15	998,310.00	1.69	6,138.89	999,247.18	999,694.00
AMERICAN EXPRESS CREDIT CORP NOTES DTD 03/18/2014 2.125% 03/18/2019	0258M0DK2	1,000,000.00	A-	A2	10/26/15	10/29/15	1,008,910.00	1.85	767.36	1,005,239.93	1,004,905.00
WELLS FARGO & CO DTD 02/02/2015 2.150% 01/30/2020	94974BGF1	1,000,000.00	A	A2	10/26/15	10/29/15	1,001,560.00	2.11	3,643.06	1,001,063.04	1,002,114.00
HSBC USA INC NOTES DTD 03/05/2015 2.350% 03/05/2020	40428HPR7	1,665,000.00	A	A2	03/29/16	03/31/16	1,642,372.65	2.72	2,825.88	1,647,922.59	1,669,297.37
APPLE INC CORP NOTES DTD 05/06/2014 2.850% 05/06/2021	037833AR1	1,000,000.00	AA+	Aa1	02/13/17	02/16/17	1,023,040.00	2.27	11,479.17	1,022,398.93	1,023,744.00
ORACLE CORP BONDS DTD 07/08/2014 2.800% 07/08/2021	68389XBA2	1,000,000.00	AA-	A1	02/13/17	02/16/17	1,020,940.00	2.30	6,455.56	1,020,375.03	1,020,485.00
BONY MELLON GLOBAL NOTES (CALLABLE) DTD 09/23/2011 3.550% 09/23/2021	06406HBY4	1,000,000.00	A	A1	02/13/17	02/16/17	1,044,650.00	2.52	788.89	1,043,497.96	1,041,623.00
IBM CORP BONDS DTD 01/27/2017 2.500% 01/27/2022	459200JO5	1,000,000.00	AA-	Aa3	02/13/17	02/16/17	1,005,280.00	2.39	4,444.44	1,005,155.38	1,007,290.00
Security Type Sub-Total		9,565,000.00					9,725,072.65	2.18	38,793.25	9,662,267.72	9,686,646.57
Commercial Paper											



Managed Account Detail of Securities Held

For the Month Ending **March 31, 2017**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Commercial Paper											
CREDIT AGRICOLE CIB NY COMM PAPER -- 0.000% 05/02/2017	22533TS23	1,000,000.00	A-1	P-1	11/02/16	11/03/16	994,400.00	1.13	0.00	999,035.56	999,180.00
BANK TOKYO-MIT UFJ NY COMM PAPER DTD 01/04/2017 0.000% 07/10/2017	06538BUA9	1,000,000.00	A-1	P-1	01/11/17	01/12/17	993,486.39	1.32	0.00	996,361.11	996,793.00
BNP PARIBAS NY BRANCH COMM PAPER DTD 01/03/2017 0.000% 09/29/2017	09659BWW8	1,000,000.00	A-1	P-1	03/31/17	03/31/17	993,326.67	1.33	0.00	993,363.33	993,165.00
TOYOTA MOTOR CREDIT CORP COMM PAPER DTD 01/10/2017 0.000% 10/06/2017	89233GX68	1,000,000.00	A-1+	P-1	01/11/17	01/13/17	990,320.56	1.32	0.00	993,158.89	993,527.00
Security Type Sub-Total		4,000,000.00					3,971,533.62	1.27	0.00	3,981,918.89	3,982,665.00
Managed Account Sub-Total		72,910,000.00					73,187,890.25	1.39	238,683.44	73,002,298.90	72,938,899.69
Money Market Fund											
CAMP Pool		419,692.76	AAA	NR			419,692.76		0.00	419,692.76	419,692.76
Money Market Sub-Total		419,692.76					419,692.76		0.00	419,692.76	419,692.76
Securities Sub-Total		\$73,329,692.76					\$73,607,583.01	1.39%	\$238,683.44	\$73,421,991.66	\$73,358,592.45
Accrued Interest											\$238,683.44
Total Investments											\$73,597,275.89

RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA

2017 MAY 12 A 10:33

City of El Cajon Agenda Report

MEETING: 5/23/2017

ITEM NO: 1.7



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

FROM: Jeff Davis, Chief of Police

SUBJECT: Authorization for Professional Standards Consulting - Outsourced
Background Investigation Services Agreement

RECOMMENDATION: That the City Council authorizes the City Manager to negotiate a one-year agreement for outsourced background investigation services with Professional Standards Consulting, LLC, in the estimated annual amount of \$29,000.00 with the option to renew for four additional one-year periods.

BACKGROUND: In an effort to ensure the highest quality of employee possible and to comply with California Police Officer Standards and Training (POST), state and federal requirements, the El Cajon Police Department (ECPD) conducts background investigations on its employees and volunteers.

To reduce the burden on Department staffing and to expedite the background process, ECPD budgeted to contract out a small portion of the backgrounds that are needed. There are only two vendors in San Diego County that can provide POST approved backgrounds, Professional Standards Consulting, LLC and Primo Investigations. Primo Investigations is a very small one person company and would not be able to complete more than one investigation at a time. Professional Standards Consulting, LLC will be able to complete multiple investigations at the same time and meet the needs of ECPD. Therefore, ECPD is requesting to utilize both companies - by outsourcing the majority of the scope to Professional Standards Consulting, LLC, and maintain Primo Investigations as an alternate vendor for as-needed background investigation services. It is our intent to primarily use the services of Professional Standards Consulting, LLC, because they are less expensive than Primo Investigations.

As a result, this procurement is requested as an exception to the City's competitive bidding requirement, pursuant to Municipal Code 3.20.010.C.5.

FISCAL IMPACT: The estimated value of the annual contract is \$29,000.00 and subsequent 4-year costs are estimated to be \$116,000.00. Funds are available for this purchase in Activity/Account: 130120-8395 (Police-Professional Services). Sufficient funds shall be allocated in the adopted annual budget each fiscal year.

PREPARED BY:

Jeff Davis
CHIEF OF POLICE

APPROVED BY:

Douglas Williford
CITY MANAGER

City Clerk Date Stamp
RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA
2017 MAY 16 P 4:22

City of El Cajon Agenda Report

MEETING: May 23, 2017

ITEM NO: 1.8



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)
628; 1123 East Washington Avenue, Engineering Job No. 3069

RECOMMENDATION: That the City Council grants a one-year time extension for TSM 628, and sets the new expiration date to be June 6, 2018, in accordance with Municipal Code Section 16.12.110.

BACKGROUND: Public Works staff received a letter (copy attached) dated May 9, 2017, from the property owner, HNB Management, requesting a time extension for TSM 628. Resolution No. 082-06 conditionally approved TSM No. 628 and Resolution No. 081-06 conditionally approved PUD No. 313 on June 13, 2006, with an expiration date of June 13, 2008, and was subsequently extended by a time extension on June 13, 2008, and then by the State Legislature until June 6, 2017. Section 16.12.110 of the Municipal Code allows for three (3) one-year extensions. This request is the third of three allowable map time extensions. The project site will be subdivided into eight (8) lots for the development of a seven (7) unit common interest development.

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

PREPARED BY:

Yazmin Arellano
DEPUTY DIRECTOR
OF PUBLIC WORKS/
CITY ENGINEER

APPROVED BY:

Douglas Williford
CITY MANAGER

Attachment:

- 1.) Letter dated May 9, 2017

May 9, 2017

HNB Management Inc.
1024 Pine Drive
El Cajon, CA 92020

ATTN:

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

RECEIVED

MAY 9 2017

CITY OF EL CAJON
ENGINEERING DIVISION

RE: Project #3069 Extension Request - 1123 E. Washington Ave El Cajon, CA 92020

Dear Engineer Campos,
HNB Management Inc is writing to request a 1 year extension for the Tentative Subdivision Map #628.

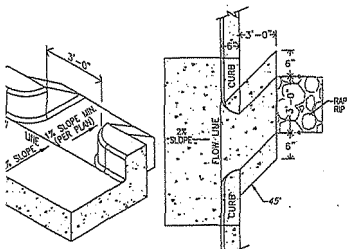
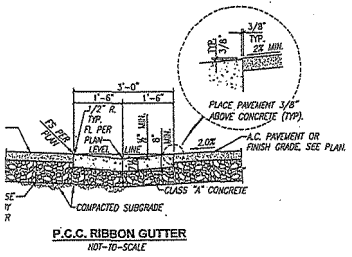
We are requesting a 1 year extension because of the City's prolonged processing and lead time as a result of heavy workload and understaffing. This project has had previous extensions with the previous owner, however, HNB Management Inc are the new owners and have been diligently processing the final map, and have successfully shown full intention of completing it in a timely manner. We appreciate your consideration in this Matter.

Regards,

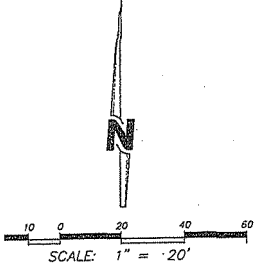
Dennis Bragg

President, HNB Management Inc.

1. 2.0% SLOPE AWAY FROM BUILDING FOR AT LEAST 5' (TYP).
 SHEET FLOW TO DRAIN @ A MINIMUM OF 1.0%.
 IN PLAN: SHEET FLOW



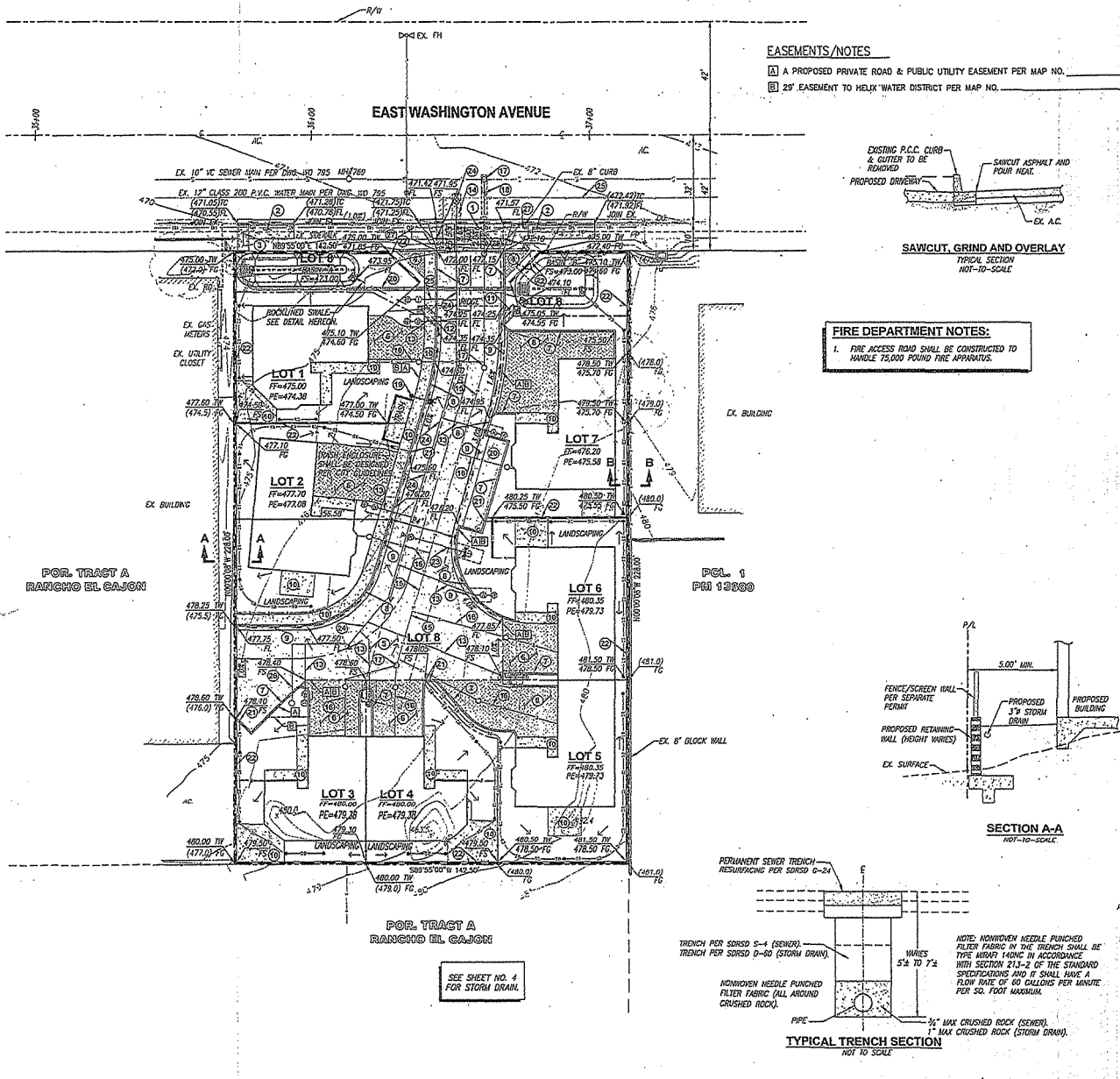
SCALE: 1" = 20'



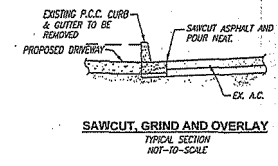
PLANS PREPARED BY:
EAR & ASSOCIATES, INC.
 ENGINEERING & LAND SURVEYING
 PRODUCTION STREET, SAN MARCOS, CA 92078
 TEL (760) 736-2040 FAX (760) 736-4866
 WWW.EARINC.NET



VISIONS	APPROVED	DATE	REFERENCES	DATE



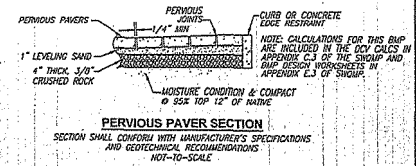
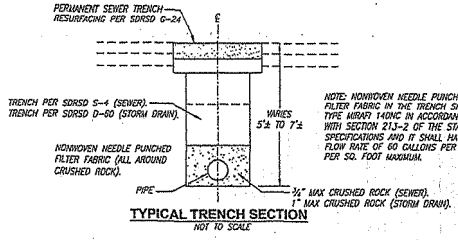
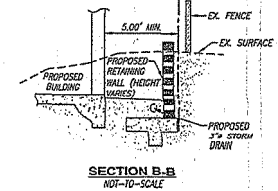
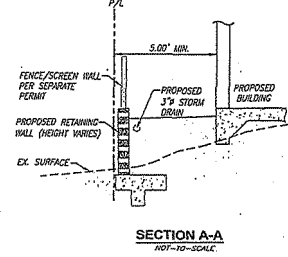
EASEMENTS/NOTES
 1. A PROPOSED PRIVATE ROAD & PUBLIC UTILITY EASEMENT PER MAP NO. []
 2. 25' EASEMENT TO HELIX WATER DISTRICT PER MAP NO. []



FIRE DEPARTMENT NOTES:
 1. FIRE ACCESS ROAD SHALL BE CONSTRUCTED TO HANDLE 7500 GPM FIVE APPROXIMATE.

UTILITY NOTE:
 CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. ENGINEER IS NOT RESPONSIBLE FOR PRECISE LOCATION OF EXISTING UNDERGROUND UTILITIES.

- CONSTRUCTION NOTES**
- SAWCUT & REMOVE SIDEWALK, CURB & GUTTER. CONSTRUCT CONCRETE SIDEWALK PER C-26 (SDRSO) 1/2" SLOPE TRANSITION PER C-144. SEE SAWCUT, GRIND AND OVERLAY DETAIL (PER DETAIL HEREON). 2 1/2" THICK CONCRETE SHALL BE 560-C-3500 WITH TYPE II FIBER REINFORCEMENT.
 - SAWCUT & REMOVE EXISTING SIDEWALK. CONSTRUCT SIDEWALK 6" CURB & GUTTER TYPE-C PER C-2, C-7, C-9, C-10 & C-11 (SDRSO).
 - CONSTRUCT CURB OUTLET TYPE A PER APPROVED (NO MANHOLE) D-25 (SDRSO).
 - NO OBSTRUCTIONS INCLUDING LANDSCAPING OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT.
 - CONSTRUCT 3" AC PAVEMENT OVER 15" CL-8 AGGREGATE BASE PER SOILS ENGINEER'S RECOMMENDATIONS.
 - CONSTRUCT PERVIOUS PAVERS PER SOILS ENGINEER'S RECOMMENDATIONS (PER DETAIL SHEET 3).
 - CONSTRUCT 6" PCC CURB PER C-1 (SDRSO).
 - CONSTRUCT 6" PCC CURB & GUTTER TYPE-G PER C-2 (SDRSO).
 - CONSTRUCT 3.0" WACE PCC RIBBON GUTTER (PER DETAIL HEREON).
 - CONSTRUCT CONCRETE SIDEWALK PER (SDRSO) C-7, C-9, C-10 & C-11.
 - CONSTRUCT 3.0" CURB OPENING WITH R/P R/P (PER DETAIL HEREON).
 - CONSTRUCT CURB OUTLET TYPE A PER (SDRSO) L-25 1/2" R/P, R/P, MANHOLE NOT REQUIRED.
 - HELIX WATER DISTRICT TO INSTALL 1" WATER SERVICE PER W5-01 (WAS). CONTRACTOR TO INSTALL 3/4" BACKFLOW PREVENTION DEVICE PER W5-01 (WAS).
 - TRENCH RESURFACING PER W5-02 (WAS).
 - CONSTRUCT 8" PRIVATE PVC SEWER MAIN 8" O.D. MIN.
 - CONSTRUCT 4" PRIVATE PVC SEWER LATERAL & DOUBLE CLEANOUT 8" O.D. MIN. PER S5-01 & S5-01 (SDRSO). SEE DETAILS ON SHEET 5.
 - CONSTRUCT 5" SEWER MANHOLE PER (SDRSO) S4-02.
 - TRENCH RESURFACING PER C-24 TYPE A.
 - INSTALL STREET LIGHT PER E-1 (SDRSO).
 - PARALLEL PARKING STALL.
 - INSTALL SIDEWALK UNDERDRAIN PER D-27 (SDRSO).
 - INSTALL RETAINING WALL PER C-3 (SDRSO).
 - INSTALL 6" FIRE HYDRANT PER WAS W5-01.
 - INSTALL 8" FIRE SERVICE PER WAS W5-05.
 - INSTALL 1" IRRIGATION WATER SERVICE PER WAS W5-02 & 3/4" R/P PER WAS W5-01.
 - INSTALL 2" ROP OFF VALVE PER WAS W5-01.
 - INCLUDE 2" TRANSITIONS FROM 8" TO 6" CURB ON BOTH SIDES OF THE DRAWING.
 - INSTALL DOUBLE SEWER CLEAN OUT @ PROPERTY LINE.



SEWER MAIN REVIEW		DESIGNED BY	DRAWN BY	CHECKED BY	CITY OF EL CAJON	
PLANS PREPARED UNDER SUPERVISION OF				DATE :	GRADING PLAN:	
R.C.E. NO.: 85413					PLANNED UNIT DEVELOPMENT NO. 313	
REVIEWED BY				DATE	1123 E. WASHINGTON AVE., EL CAJON, CA 92019	
					JOB NO. 3069	
					DWG. 2531	
					SHEET 3 OF 7	

TSM 628, PUD 313, SP. 510
 DWG. 2531

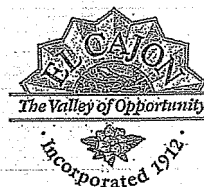
ENGINEER'S SEAL: SPEAR & ASSOCIATES, INC. 1-760-736-2040

City Clerk Date Stamp

City of El Cajon Agenda Report

MEETING: July 12, 2016

ITEM NO: _____



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

FROM: Yazmin Arellano, City Engineer

SUBJECT: Request for Time Extension of Tentative Subdivision Map (TSM) 628
1123 East Washington Avenue, Engineering Job No. 3069

RECOMMENDATION: That the City Council grants a one-year time extension of Tentative Subdivision Map (TSM) 628, 1123 East Washington Avenue, Engineering Job No. 3069, and set the new expiration date to be June 6, 2017, in accordance with Municipal Code Section 16.12.110.

BACKGROUND: Public Works staff received a letter (copy attached) on June 9, 2016, from the property owner, William K. Howland, requesting a time extension for TSM 628. Resolution No. 082-06 conditionally approved TSM No. 628 and Resolution No. 081-06 conditionally approved PUD No. 313 on June 13, 2006, with an expiration date of June 13, 2008, and was subsequently extended by a time extension on June 13, 2008, and then by the State Legislature until June 13, 2016. Section 16.12.110 of the Municipal Code allows for three one-year extensions. This request is the second of three allowable map extensions. The project site will be subdivided into eight lots for the development of seven attached single-family residences. It is noteworthy to mention that the City's design policies have changed since this project was approved by the City Council. However, the project developer has committed in writing that associated design features will meet current City expectations.

FISCAL IMPACT: None; all costs are paid by the subdivider.

PREPARED BY:


Yazmin Arellano
CITY ENGINEER

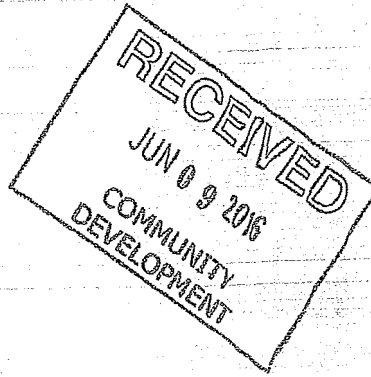
REVIEWED BY:


Majed Al-Ghafry
ASSISTANT
CITY MANAGER

COPY OF LAST YEAR'S
REQUEST FOR
EXTENSION AS WELL
AS THE AGENDA
REPORT.

6/9/2016

Yazmin Arellano
Deputy Director of Public Works
City Engineer
619-441-1785



Re: Title Map 313
1123 E Washington Avenue
El Cajon, California 92020
APN 493-112-08

Yazmin Arellano,

In the past I was unable to develop my property at 1123 E. Washington Avenue due to the downturn in the market and personal financial hardships. With the improvement of the real estate market situation, I am now able to move forward with this project. I am requesting an extension of time to update the plans to satisfy the new storm water guidelines and new construction documents to get the project to the permit stage.

Please see attached PUD Water Quality Concept Analysis and proposed grading plan from Spear & Associates, Inc., Ray Spear, Professional Land Surveyor No. 6404 (760-736-2040).

*This project is TSM 628 Engineering
Job No. 3069*

Sincerely,

A handwritten signature in cursive script, appearing to read "William K. Howland".

William K. Howland
9307 Carlton Hills Boulevard Ste. D
Santee, California
619-980-2455

From: <billhowland@cox.net>
To: <mcardoza@cityofelcajon.us>
Date: 6/26/2016 9:16 PM
Subject: TSM 628-1 year extension for 1123 E. Washington, El Cajon

City of El Cajon
200 Civic Center Way
El Cajon, Ca. 92020

Attention: Michael Cardoza
Associate Engineer

Re: TSM 628-Map Extension
1123 E. Washington, El Cajon 92019

Dear Mr. Cardoza,

I am requesting a one year extension of my Tentative Subdivision Map 628 and understand that you would like to see this project brought up to today's design standards. I am happy to accomodate the city as necessary to facilitate the one year extension of my tentative subdivision map.

Thank you,

Bill Howland

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City of El Cajon Agenda Report

MEETING: May 23, 2017

ITEM NO: 1.9



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

FROM: Nahid Razi, Purchasing Agent

SUBJECT: Repair, Cleaning, and Inspection of Personal Protective
Equipment

RECOMMENDATION: That the City Council authorizes the City Manager, in accordance with Municipal Code 3.20.010.C.5, to execute a purchase agreement with Marken PPE Restoration for the repair, cleaning, and inspection of personal protective equipment in the annual amount of \$15,000.00, with the option to renew for four one-year terms.

BACKGROUND: The El Cajon Fire Department is required to maintain its personal protective equipment (PPE) in order to keep fire personnel safe during fires. For the past 8 years, the City has utilized Marken PPE Restoration as a sole source vendor for the following reasons: it maintains both NFPA 1851 and NFPA 1855 verification for Advanced Cleaning and Decontamination, it is the only provider to be NFPA 1851 verified on a new seam seal repair tap, and it is the only registered provider to maintain a UL ISO 9001 registration since 2011.

As required by the National Fire Protection Association's NFPA 1851: *Standard on Selection, Care, and Maintenance of Protective Ensembles for Structural Fire Fighting and Proximity Fire Fighting*, vendors must have successfully completed third-party training/verification for the cleaning, inspection, and repairs of PPE.

Furthermore, Marken PPE Restoration is used by fire personnel at La Mesa and Lemon Grove – both members of the Heartland Fire Protection Joint Power Agreement – which will assist with the compatibility of resources. The City of El Cajon's Municipal Code 3.20.010.C.5 states that the City Council may waive bidding requirements due to compatibility with other furnishings and special circumstances when it is in the City's best interest.

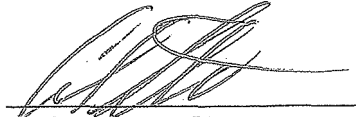
FISCAL IMPACT: The initial fiscal impact of this purchase is \$15,000.00 and subsequent 4-year costs are estimated to be \$60,000.00. Sufficient funds are available in the Fiscal Year 2017-18 Fire Department (146000) budget.


PREPARED BY:

REVIEWED BY:

APPROVED BY:


Nahid Razi
PURCHASING AGENT


Colin Stowell
FIRE CHIEF

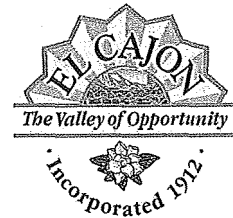

Douglas Williford
CITY MANAGER

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City of El Cajon Agenda Report

MEETING: May 23, 2017

ITEM NO: 1.10



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

FROM: Dennis Davies, Deputy Director of Public Works

SUBJECT: Tree Maintenance Services Agreement

RECOMMENDATION: That the City Council authorizes the Purchasing Agent, in accordance with Municipal Code 3.20.010.C.3, to execute a purchase agreement with West Coast Arborists, Inc. for tree maintenance services in the annual amount of \$296,500.00, with the option to renew for three (3) one-year terms.

BACKGROUND: In order to continue a tree maintenance cycle that is appropriate for the size and type of urban forest that exists in the City of El Cajon, we are proposing to enter into a contract for tree maintenance services with West Coast Arborists, Inc. (WCA). WCA is the City's current vendor and has provided tree maintenance services for the past 11 years.

Section 3.20.010 of the El Cajon Municipal Code specifically allows the City Council to award contracts without following normal bidding procedures when the services are acquired from, or in cooperation with, another government agency that has acquired the services through competitive bidding. One way to accomplish that involves awarding a second or "piggyback" contract based upon another agency's previous competitive bidding process.

The City of Poway recently solicited competitive bids for tree trimming services. The City of Poway received one (1) bid and awarded a contract on June 21, 2016, to West Coast Arborists, Inc. (WCA), as the low bidder. West Coast Arborists, Inc. (WCA) has offered the City of El Cajon the same terms provided to the City of Poway, which include a full range of tree maintenance services at very competitive costs. Staff recommends that the City Council award a "piggyback" contract for tree maintenance services to West Coast Arborists, Inc. (WCA), for the following reasons:

- WCA will continue to provide assistance in compiling tree inventories and maintaining GIS databases.
- The City of El Cajon can lock in a long-term contract at 2016 prices with annual adjustments based on the San Diego Region Consumer Price Index.
- WCA specializes in municipal tree maintenance services. They currently serve over 150 California city and county agencies, local cities include: Coronado, Encinitas, La Mesa, Santee and Poway.

- WCA is one of the largest tree care companies in California. Their size allows them to provide El Cajon with large quantities of resources, which might be needed following windstorms or other damage.
- WCA has certified arborists, certified tree maintenance workers, and equipment available 24/7 in case of emergencies.

The Public Works Department is responsible for the maintenance of over 7,000 park, parkway, and street median trees. Maintenance includes: trimming, planting, watering, removal, and pest control. The City has always taken great pride in our tree maintenance operation as evidenced by the recognition we have received in being certified as a Tree City USA for the last 20 consecutive years. Over the past eleven (11) years, WCA enabled the City to maintain our urban forest consistent with established maintenance practices of the International Society of Arboriculture, and with a regularity and manner that best serves the community. It is our objective to address our needs for tree care and to maintain our community forest consistent with the highest professional standards, and with optimum regularity to ensure that our City trees remain healthy and aesthetically appealing.

This contract component to our forestry operations will continue to provide invaluable support in our effort to ensure that the City's trees remain safe and healthy. Our partnership with WCA will continue to prove highly productive, cost effective, and customer oriented in terms of their capability and professionalism in serving both the City and the community of El Cajon.

FISCAL IMPACT: Staff estimates that the FY17-18 contract cost will be \$306,500. Funds in the amount of \$150,000 are allocated in Activity/Account #160000-8596 (Urban Forestry), \$146,500 in Account/Activity #161000-8596 (Urban Forestry—Medians, and Parkway Trees) and \$10,000 in Account/Activity #650720-8576 (Waste Water). Subsequent 3-year costs are estimated to be \$890,000.00. Funding in future fiscal years will be provided from budget appropriations as approved by the City Council.

PREPARED BY:



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

APPROVED BY:



**Douglas Williford
CITY MANAGER**

City Clerk Date Stamp

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City of El Cajon Agenda Report

MEETING: May 23, 2017

ITEM NO: 1.11



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

FROM: Nahid Razi, Purchasing Agent

SUBJECT: Onsite Inspection and Repair of Heart Monitors

RECOMMENDATION: That the City Council authorizes the Purchasing Agent, in accordance with Municipal Code 3.20.010.C.5, to execute a purchase agreement with Physio-Control, Inc. for the onsite inspection and repair of heart monitors in the annual amount of \$18,127.00, with the option to renew for four one-year terms.

BACKGROUND: The El Cajon Fire Department utilizes Physio-Control LIFEPAK® heart monitors/defibrillators on all fire apparatuses. This equipment must be maintained, inspected, and repaired in order to ensure advanced life support services are readily available.

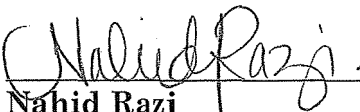
This necessary inspection and repair is available via a sole source purchase with Physio-Control, Inc., since this vendor is the sole provider of the proprietary equipment and maintenance service. The City of El Cajon's Municipal Code 3.20.010.C.5 states that the City Council may waive bidding requirements if the commodity or service can be obtained from only one source.

FISCAL IMPACT: The initial fiscal impact of this agreement is \$18,127.00 and subsequent 4-year costs are estimated to be \$75,000.00 (with inflation). Sufficient funds are available in the Fiscal Year 2017-18 Fire Department (146000) budget.


PREPARED BY:

REVIEWED BY:

APPROVED BY:


Nahid Razi
PURCHASING AGENT


Colin Stowell
FIRE CHIEF


Douglas Williford
CITY MANAGER

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2017 MAY 16 P 4: 21

City of El Cajon Agenda Report

MEETING: May 23, 2017

ITEM NO: 3.1



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

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

SUBJECT: Amendment to the 2016 Five (5)-Year Regional Transportation Improvement Program (RTIP No. 16-05)

RECOMMENDATION: That the City Council:

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing; and
- Adopts the next RESOLUTION in order, to approve the amendment to the 2016 Five (5)-Year TransNet Regional Transportation Improvement Program (RTIP).

BACKGROUND: Local 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.

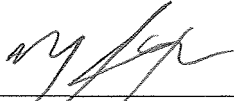
This proposed amendment includes the following changes to the existing RTIP programmed list of projects:

- 1) Close the Greenfield Drive roadway improvement project (EL27) account. The Greenfield Drive roadway improvement project was completed in fall 2016.
- 2) Re-program an additional \$300,000.00 to the Street Overlay/Reconstruction Projects (EL03) account. This is an annual project that provides for the re-paving of local and major streets within the City in conjunction with the pavement management program which prioritizes streets based on their existing pavement conditions.
- 3) Re-program an additional \$220,000.00 to the Traffic Signals Projects (EL06) account. This is an annual project that provides for the replacement of aging traffic signal equipment, traffic signal communications interconnect cable, battery back-up systems, re-wiring of traffic signals, modifications to existing traffic signals, and new traffic signals within the City.

- 4) Re-program an additional \$150,000.00 to the Sidewalk Repair Projects (EL11) account. This is an annual project that provides for the replacement of broken sidewalk, installation of new sidewalk and new pedestrian curb ramps.
- 5) Re-program an additional \$600,000.00 to the Street Resurfacing Projects (EL21) account. This is an annual project that provides for the resurfacing (slurry seals) of local and major streets within the City, in conjunction with the pavement management program. Preventative maintenance prolongs the life of streets and is the most cost-effective method of road pavement management.
- 6) Re-program an additional \$110,000.00 to the Traffic Calming Project (EL29) account. The traffic calming project involves the installation of street re-striping to narrow lanes to calm traffic flow, installation of radar-feedback signs, and traffic regulatory and warning signs for various streets in the City.
- 7) Create a new project for the Marshall Avenue Widening Feasibility Study in the amount of \$125,000.00 (EL35). This project will entail hiring a consultant to perform a feasibility study to widen Marshall Avenue from Fesler Street to Bradley Avenue to accommodate new sidewalks and bicycle lanes, and determine the need for a traffic signal at the intersection of Marshall Avenue at Vernon Way.

FISCAL IMPACT: The proposed transfer of TransNet funds does not impact any appropriations in the current fiscal year 2016/17 budget, including the General Fund.

PREPARED BY:



Yazmin Arellano
DEPUTY DIRECTOR
OF PUBLIC WORKS/
CITY ENGINEER

APPROVED BY:



Douglas Williford
CITY MANAGER

RESOLUTION OF THE CITY OF EL CAJON
ADOPTING/APPROVING AN AMENDMENT TO THE
TRANSNET LOCAL STREET IMPROVEMENT PROGRAM OF
PROJECTS FOR FISCAL YEARS 2017 THROUGH 2021

WHEREAS, on November 4, 2004, the voters of San Diego County approved the San Diego Transportation Improvement Program Ordinance and Expenditure Plan (*TransNet* Extension Ordinance); and

WHEREAS, the *TransNet* Extension Ordinance provides that SANDAG, acting as the Regional Transportation Commission, shall approve on a biennial basis a multi-year program of projects submitted by local jurisdictions identifying those transportation projects eligible to use transportation sales tax (*TransNet*) funds; and

WHEREAS, the City of El Cajon was provided with an estimate of annual *TransNet* local street improvement revenues for fiscal years 2017 through 2021; and

WHEREAS, the City of El Cajon approved its 2016 *TransNet* Local Street Improvement Program of Projects (POP) on May 10, 2016 and the City of El Cajon desires to make adjustments to its Program of Projects; and

WHEREAS, the City of El Cajon has held a noticed public hearing with an agenda item that clearly identified the proposed amendment prior to approval of the projects by its authorized legislative body in accordance with Section 5(A) of the *TransNet* Extension Ordinance and Rule 7 of SANDAG Board Policy No. 31.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON that the City of El Cajon requests that SANDAG make the following changes to its 2016 POP (the "Amendment"):

- 1) Close the Greenfield Drive roadway improvement project (EL27) account. The Greenfield Drive roadway improvement project was completed in the fall 2016.
- 2) Re-program an additional \$300,000.00 to the Street Overlay/ Reconstruction Projects (EL03) account. This is an annual project that provides for the re-paving of local and major streets within the City in conjunction with the pavement management program which prioritizes streets based on their existing pavement conditions.
- 3) Re-program an additional \$220,000.00 to the Traffic Signals Projects (EL06) account. This is an annual project that provides for the replacement of aging traffic signal equipment, traffic signal communications interconnect cable, battery back-up systems, re-wiring of traffic signals, modifications to existing traffic signals, and new traffic signals within the City.

4) Re-program an additional \$150,000.00 to the Sidewalk Repairs Projects (EL11) account. This is an annual project that provides for the replacement of broken sidewalk, installation of new sidewalk and new pedestrian curb ramps.

5) Re-program an additional \$600,000.00 to the Street Resurfacing Projects (EL21) account. This is an annual project that provides for the resurfacing (slurry seals) of local and major streets within the City in conjunction with the pavement management program. Preventative maintenance prolongs the life of street and is the most cost-effective method of road pavement management.

6) Re-program an additional \$110,000.00 to the Traffic Calming Projects (EL29) account. The traffic safety calming project involves the installation of street re-striping to narrow lanes to calm traffic flow, installation of radar feedback signs, and traffic regulatory and warning signs for various streets in the City.

7) Create a new project for the Marshall Avenue Widening Feasibility Study in the amount of \$125,000.00 (EL35) account. This project will entail the hiring a consultant to perform a feasibility study to widen Marshall Avenue from Fesler Street to Bradley Avenue to accommodate new sidewalks and bicycle lanes and determine the need for a traffic signal at the intersection of Marshall Avenue at Vernon Way.

BE IT FURTHER RESOLVED that pursuant to Section 2(C)(1) of the *TransNet* Extension Ordinance, the City of El Cajon certifies that no more than 30 percent of its annual revenues shall be spent on local street and road maintenance-related projects as a result of the Amendment.

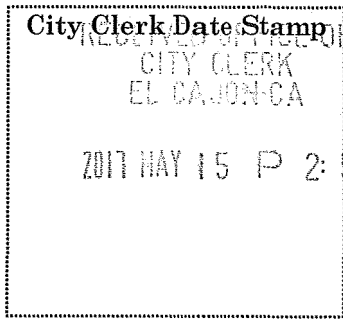
BE IT FURTHER RESOLVED that pursuant to Section 4(E)(3) of the *TransNet* Extension Ordinance, the City of El Cajon certifies that all new or changed projects, or major reconstruction projects included in the Amendment and funded by *TransNet* revenues shall accommodate travel by pedestrians and bicyclists, and that any exception to this requirement permitted under the Ordinance and proposed was clearly noticed as part of the City of El Cajon's public hearing process for the Amendment.

BE IT FURTHER RESOLVED that the City of El Cajon does hereby certify that all applicable provisions of the *TransNet* Extension Ordinance and SANDAG Board Policy No. 31 have been met.

BE IT FURTHER RESOLVED that the City of El Cajon continues to agree to indemnify, hold harmless, and defend SANDAG, the San Diego County Regional Transportation Commission, and all officers and employees thereof against all causes of action or claims related to City of El Cajon's *TransNet* funded projects.

05/23/16 (Item No. 3.1)

RTIP Resolution to Amend Five year Plan 051717



City of El Cajon Agenda Report

MEETING: 05/23/17

ITEM NO: 3.2



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

FROM: Morgan L. Foley, City Attorney

SUBJECT: Conduit Financing for the Cornerstone Place
Affordable Housing Project

RECOMMENDATION: That the City Council adopts the next Resolution, in order, to approve the financing of the Project by the California Municipal Finance Authority ("CMFA"):

- 1) Conduct the public hearing under the requirements of the Tax and Equity Fiscal Responsibility Act ("TEFRA") and the Internal Revenue Code of 1986, as amended (the "Code"), in connection with the proposed issuance of revenue bonds by the CMFA, a joint exercise of powers authority and public entity of the State of California, in an amount not to exceed \$24,000,000, (the "Bond"), to assist in the financing of the acquisition, construction, improvement and equipping of a multifamily rental housing development commonly known as Cornerstone Place located at 230 South Sunshine Avenue, in the City of El Cajon, California (the "Project").
- 2) Adopt the resolution approving the issuance of the Bonds by the CMFA for the benefit of South Sunshine Associates, L.P. (the "Borrower") or a partnership created by Newport Partners, LLC (the "Developer"), to provide for the financing of the Project, such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code and the California Government Code Section 6500 (and following).

BACKGROUND: The Developer requested that the CMFA serve as the municipal issuer of the Bonds in an aggregate principal amount not to exceed \$24,000,000 of tax-exempt revenue bonds. The proceeds of the Bonds will be used for the acquisition, construction, improvement, and equipping of a 70-unit multifamily rental housing project located at 230 South Sunshine Avenue, El Cajon, California, generally known as Cornerstone Place.

In order for all or a portion of the Bonds to qualify as tax-exempt bonds, the City of El Cajon must conduct a public hearing (the "TEFRA Hearing") providing for the members of the community an opportunity to speak in favor of or against the use of tax-exempt bonds for the financing of the Project. Prior to such TEFRA Hearing,

reasonable notice must be provided to the members of the community. Following the close of the TEFRA Hearing, an “applicable elected representative” of the governmental unit hosting the Project must provide its approval of the issuance of the Bonds for the financing of the Project.

CALIFORNIA MUNICIPAL FINANCE AUTHORITY: The CMFA was created on January 1, 2004 pursuant to a joint exercise of powers agreement to promote economic, cultural and community development, through the financing of economic development and charitable activities throughout California. To date, over 260 municipalities, including the City of El Cajon, have become members of CMFA.


The CMFA was formed to assist local governments, non-profit organizations and businesses with the issuance of taxable and tax-exempt bonds aimed at improving the standard of living in California. The CMFA’s representatives and its Board of Directors have considerable experience in bond financings.

FISCAL IMPACT: The Bonds to be issued by the CMFA for the Project will be the sole responsibility of the Borrower, and the City will have no financial, legal, moral obligation, liability or responsibility for the Project or the repayment of the Bonds for the financing of the Project. All financing documents with respect to the issuance of the Bonds will contain clear disclaimers that the Bonds are not obligations of the City or the State of California, but are to be paid for solely from funds provided by the Borrower.

The Board of Directors of the California Foundation for Stronger Communities, a California non-profit public benefit corporation (the “Foundation”), acts as the Board of Directors for the CMFA. Through its conduit issuance activities, the CMFA shares a portion of the issuance fees it receives with its member communities and donates a portion of these issuance fees to the Foundation for the support of local charities. With respect to the City of El Cajon, it is expected that that a portion of the issuance fee attributable to the City will be granted by the CMFA to the general fund of the City. Such grant may be used for any lawful purpose of the City.

SUMMARY: In light of the foregoing, and in order to support affordable housing, staff recommends that the City conduct the TEFRA Hearing and adopt the resolution in favor of the issuance of the Bonds by the CMFA.

PREPARED BY:



Morgan L. Foley
CITY ATTORNEY

RESOLUTION NO. -17

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CAJON
APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL
FINANCE AUTHORITY MULTIFAMILY HOUSING REVENUE BONDS IN
AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$24,000,000
FOR THE PURPOSE OF FINANCING OR REFINANCING THE
ACQUISITION, CONSTRUCTION, IMPROVEMENT AND
EQUIPPING OF CORNERSTONE PLACE APARTMENTS
AND CERTAIN OTHER MATTERS RELATING THERETO

WHEREAS, South Sunshine Associates, L.P. (the "Borrower") or a partnership created by Newport Partners, LLC (the "Developer"), consisting at least of the Developer or a related person to the Developer and one or more limited partners, has requested that the California Municipal Finance Authority (the "Authority") adopt a plan of financing providing for the issuance of one or more series of revenue bonds issued from time to time, including bonds issued to refund such revenue bonds in one or more series from time to time, in an aggregate principal amount not to exceed \$24,000,000 (the "Bonds") for the acquisition, construction, improvement and equipping of a 70-unit multifamily rental housing project located at 230 South Sunshine Avenue, El Cajon, California, generally known as Cornerstone Place Apartments (the "Project") and operated by Domus Property Management; and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986 (the "Code"), the issuance of the Bonds by the Authority must be approved by the City of El Cajon (the "City") because the Project is to be located within the territorial limits of the City; and

WHEREAS, the City Council of the City (the "City Council") is the elected legislative body of the City and is one of the "applicable elected representatives" required to approve the issuance of the Bonds under Section 147(f) of the Code; and

WHEREAS, the Authority has requested that the City Council approve the issuance of the Bonds by the Authority in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the "Agreement"), among certain local agencies, including the City; and

WHEREAS, pursuant to Section 147(f) of the Code, the City Council has, following notice duly given, held a public hearing regarding the issuance of the Bonds, and now desires to approve the issuance of the Bonds by the Authority;

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

Section 1. The foregoing resolutions are true and correct.

Section 2. The City Council hereby approves the issuance of the Bonds by the Authority. It is the purpose and intent of the City Council that this resolution constitute approval of the issuance of the Bonds by the Authority, for the purposes of (a) Section 147(f) of the Code by the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is to be located, in accordance with said Section 147(f) and (b) Section 4 of the Agreement.

Section 3. The issuance of the Bonds shall be subject to the approval of the Authority of all financing documents relating thereto to which the Authority is a party. The City shall have no responsibility or liability whatsoever with respect to the Bonds.

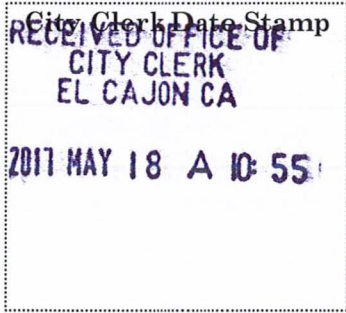
Section 4. The adoption of this Resolution shall not obligate the City or any department thereof to (i) provide any financing to acquire or construct the Project or any refinancing of the Project; (ii) approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary for the acquisition, construction, rehabilitation, installation or operation of the Project; (iii) make any contribution or advance any funds whatsoever to the Authority; or (iv) take any further action with respect to the Authority or its membership therein.

Section 5. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing transaction approved hereby.

Section 6. This resolution shall take effect immediately upon its adoption.

05/23/17 (Item No. 3.2)

Cornerstone Place (Domus Mgmt – 230 S Sunshine) Issuance of Bonds 050117



City of El Cajon Agenda Report

MEETING: 5/23/17

ITEM NO: 4.1



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

FROM: City Manager Williford

SUBJECT: Proposed Master Plan for Wells Park

RECOMMENDATION: That the City Council approve the master plan for Wells Park and direct its implementation per the phasing plan as presented.

BACKGROUND:

At its meeting of February 28, 2017, the City Council directed the City Manager to place this item on the agenda for a final decision.

History and Description

Wells Park is one of the most heavily used (about 10,000 people per month) and key recreation areas within the City of El Cajon. The Park is centrally located within the City of El Cajon and in close proximity to residential neighborhoods, schools, and businesses.

In 1952, James, Helen and Anita Wells dedicated 10 acres to the City for the Park. The City later purchased additional land to create the current 18-acre site. The Park was originally opened in 1957 and now features one lighted ball field, one lighted soccer\sports field, large trees, picnic tables, exercise areas, and two “tot lot” play areas, complete with swings, slides and jungle gym. Additionally, Wells Park has a gated dog park and many open grass areas suitable for picnics and other family-related activities. The Boys and Girls Clubs of East County operate a main clubhouse on the east side of the Park and a teen center on the west side of the Park.

Over the years, conditions at Wells Park have diminished due to illegal activity and the increase in the homeless population utilizing the Park. A recent study was conducted regarding the radio calls and officer initiated activities over the past two years (2015 – 2016 calendar years) and found that during that time El Cajon Police Officers responded 1,446 times for Wells Park incidents, averaging 14 times per week. In addition to the calls received and handled by the police department, many citizens, community groups, and business owners made informal and formal complaints regarding the deteriorating conditions and specific people causing issues at the park.

In an effort to combat some of these issues, several officers and even entire divisions within the El Cajon Police Department have conducted directed enforcement, special details, and Community Oriented Policing Projects at Wells Park. These enforcement details and projects

had some successes, but none were sustainable. After reviewing the statistics and prior enforcement actions, it is evident a different course of action is necessary.

Crime Prevention through Environmental Design

The El Cajon Police Department is well trained in Crime Prevention through Environmental Design (CPTED), which is the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life. CPTED is based on four key overlapping principles: natural access control, natural surveillance, territorial reinforcement, and maintenance. By working in collaboration with all City Departments and implementing CPTED philosophies/designs, positive and sustainable changes can be accomplished at Wells Park.

Discussion and Proposal for a New Wells Park Master Plan

Any comprehensive master plan for Wells Park will necessarily need to take into account both the outstanding opportunities for the park's future use, as well as the on-going challenges of its misuse by some within the community.

The basic guiding policies of the City of El Cajon are expressed within its General Plan. The El Cajon General Plan plainly states: "Parks...are developed and used primarily for recreational purposes." It should be viewed as basic City policy that it is unacceptable that any person or persons, or any physical aspect of the Park, be permitted to compromise this fundamental community purpose of Wells Park.

This report will outline a master plan for the improvement of the Park that will address both future opportunities and current challenges in a single, comprehensive approach. It is important that Wells Park be developed in such a manner so as to offer the finest in recreation, sports, and facilities, all within an environment that is safe, inviting, and friendly to all within the community, with a particular emphasis on children. The future of Wells Park and what might be done differently at the Park has been an on-going topic of research and discussion among staff and others for some time. Many of the concepts and proposals that will be presented in this report are based on research over the past year or so. There are two basic aspects of the master plan. First, physical changes and improvements to the Park, which are extensive and are being proposed in three separate phases, as seen below. The purpose of phasing these improvements is due to both the length of time to implement some of these improvements, as well as financial constraints of attempting to do everything within one year.

The second aspect of the master plan is staffing and programming. This aspect of the master plan will be implemented as soon as possible and will eventually be further supported by physical improvements that will come later.

Staffing \ Programing

Police Department

Currently, the City has 13 Public Safety Officer (PSO) positions. These non-sworn employees assist the Police Department in any number of duties that do not require sworn police officer training or authority. It is recommended that two of these positions be changed into park ranger positions (remaining non-sworn.) While the Police Chief envisions the need for only one on duty at any given time, two such positions would provide needed staffing for weekends,

back up, and support. This type of position will likely require additional training; and staff is researching the possible need for additional compensation and any needed “meet and confer” discussions with labor unions, as a result. Obviously, the ranger would be in close communication with the Police Department at all times if police officer back up is needed for any reason.

It is envisioned that Wells Park would be the primary location of the park ranger, however, we would also utilize them to circulate to our other parks on an as needed basis, per the direction of the Police Chief. It is believed that having a uniformed official presence at Wells Park will create an improved level of safety, communication with the public, and City oversight. Since another proposal for the Park will be to create limited time parking, the park ranger will also be empowered to issue parking tickets. Other possible roles \ duties of this position are still being researched.

This proposal will likely entail only modest fiscal impacts, as this proposal does not entail any net additional staff.

Recreation Department

In conjunction with the park ranger, it is recommended that we staff Wells Park with a part-time Recreation Department employee. This person would not be at the Park the entire day, but rather their presence would likely be coordinated with the ranger when that person may be off-site at other parks. This person would do what our staff in other parks already do, which is to provide information and coordination of recreational activities at the Park, oversee all Park activities, and, similar to the park ranger, be the eyes and ears for the City.

The City’s Recreation Department currently employs approximately 110 part-time Recreation employees (mostly for purposes of teaching Recreation classes throughout the year) and the Recreation Director believes that our current staffing is sufficient to re-position a person at Wells Park. Therefore, there will be no fiscal impact from this action.

Staff Office

The current building at the Park is being fully utilized by the Boys and Girls Club and is not well positioned to provide sufficient oversight for the Park. Therefore, it is proposed that a temporary, small trailer-office will be brought on-site near the center of the Park to act as an office for City staff located there, although the park ranger and Recreation staff will spend most of their time out in the Park itself. A more permanent structure will be constructed during Phase 2, at that same location.

Proposed Master Plan Development Actions

The attached detailed maps illustrate each phase cumulatively and show improvements to occur during each phase. Below is a summary.

Phase 1 - (within 6 months)

This immediate work, expected to be completed by the end of this year, includes the fencing that the City Council recently approved in various areas of the Park, red curbing the south side of Madison Avenue to permit improved visibility by police into the Park from the street, creating certain areas of red curbing and limited time parking within the parking lot, and the aforementioned temporary staff office \ trailer.

In addition, this phase includes the closure of the existing bathrooms which, unfortunately, have become a focus of illegal activity. They will be temporarily replaced by “port-a-potties” until such time as an improved and better designed permanent bathroom can be built.

Phase 2 - (6 months to 2 years)

This phase will include the removal of the lawn area and trees in the northwest corner of the Park, which has little usability for residents and has become a trouble spot for law enforcement. It will be replaced by an expanded parking area. Existing fencing along Madison Avenue and most, if not all, the landscaping which blocks views into the Park from the street will also be removed. In its place will be constructed well-designed wrought iron fencing that will be at least six feet in height and be easily seen through, along with new, lower landscaping. A vehicle gate will be installed at the entrance to prohibit after hours automobile entry.

A new, “open” designed bathroom will be constructed. Such bathrooms are often seen in beach areas and they have open areas both along the bottom and top of the structure. The existing children’s playground will be re-located adjacent to the new bathroom and closer to the parking lot. This will better “activate” this portion of the Park for children and their families, whereas the current bathroom sits some distance away from other activities.

Finally, the permanent staff office will be constructed in the central area of the Park as seen in yellow on the maps.

Phase 3 – (beyond 2 years)

This phase includes planning for certain major improvements that have been discussed in the recent past, but not yet formally approved for implementation. Specifically, over two years ago, the Mayor raised the possibility of an overhead “Splash Park” for children to be located at Wells Park. Staff investigated several different designs that would work in the Park and potential costs. Due to the recent drought, this improvement was placed on-hold some time ago. This would be an expensive facility, likely between \$700,000 and \$1 million, plus on-going maintenance costs. Appropriate funding would need to be found for this improvement, however, staff believes this would become a very popular warm weather amenity within the Park. It would likely be fenced and its design would be coordinated with the re-located children’s playground proposed in Phase 2.

Secondly, staff has been in contact with parties interested in constructing a private operated, adult “indoor” soccer complex at the Park that would also be made available for youth\community use in non-reserved time periods. This type of facility requires about 3 acres to accommodate multiple lighted fields, storage buildings, concessions, a bathroom and similar support buildings. As the map shows, there is room at Wells Park to accommodate this kind of facility and staff believes this would be extremely popular in El Cajon and the rest of the east county. It would be built and operated by a private operator, under contract with the City. There are similar, although somewhat different, facilities in other cities which the City can consider as well.

Staff believes such a facility would provide an entirely new level of resident use and activation of Wells Park and would significantly enhance its usefulness to the community. We suggest that the City issue a Request For Proposals immediately to interested parties to

gauge the full interest, different ideas and benefits to the City of this type of facility.

If this improvement were to take place, the existing dog park would be re-located to the south side of the Park.

Summary

Wells Park has long been a key aspect of El Cajon's recreational and community life within the central valley of the City. It is critical that the community be able to continue to utilize and enjoy this Park long into the future. Significant positive action must be taken by the City to ensure this happens.

Staff, including our Police Department, strongly believes that this proposed master plan will transform Wells Park back into the outstanding recreational facility it was intended to be and must continue to be in the future.

Staff recommends that the City Council approve the master plan and direct its implementation per the phasing plan as presented.

FISCAL IMPACT:

Phase 1 – \$100,000

Phase 2 – \$1,000,000 – \$1,300,000

Phase 3 - To Be Determined.









SUBMITTED BY:



Douglas Williford
CITY MANAGER

Wells Park Renovations Phase 1






KEY

-  - No Parking Curb
-  - Unloading Parking Curb
-  - Limited Time Parking Curb
-  - Fencing
-  - Existing Fence
-  - Bathroom Closed
-  - ADA Portable Bathrooms
-  - Portable Bathrooms
-  - Temporary City Office, Police & Rec



Wells Park Renovations Phase 2









KEY

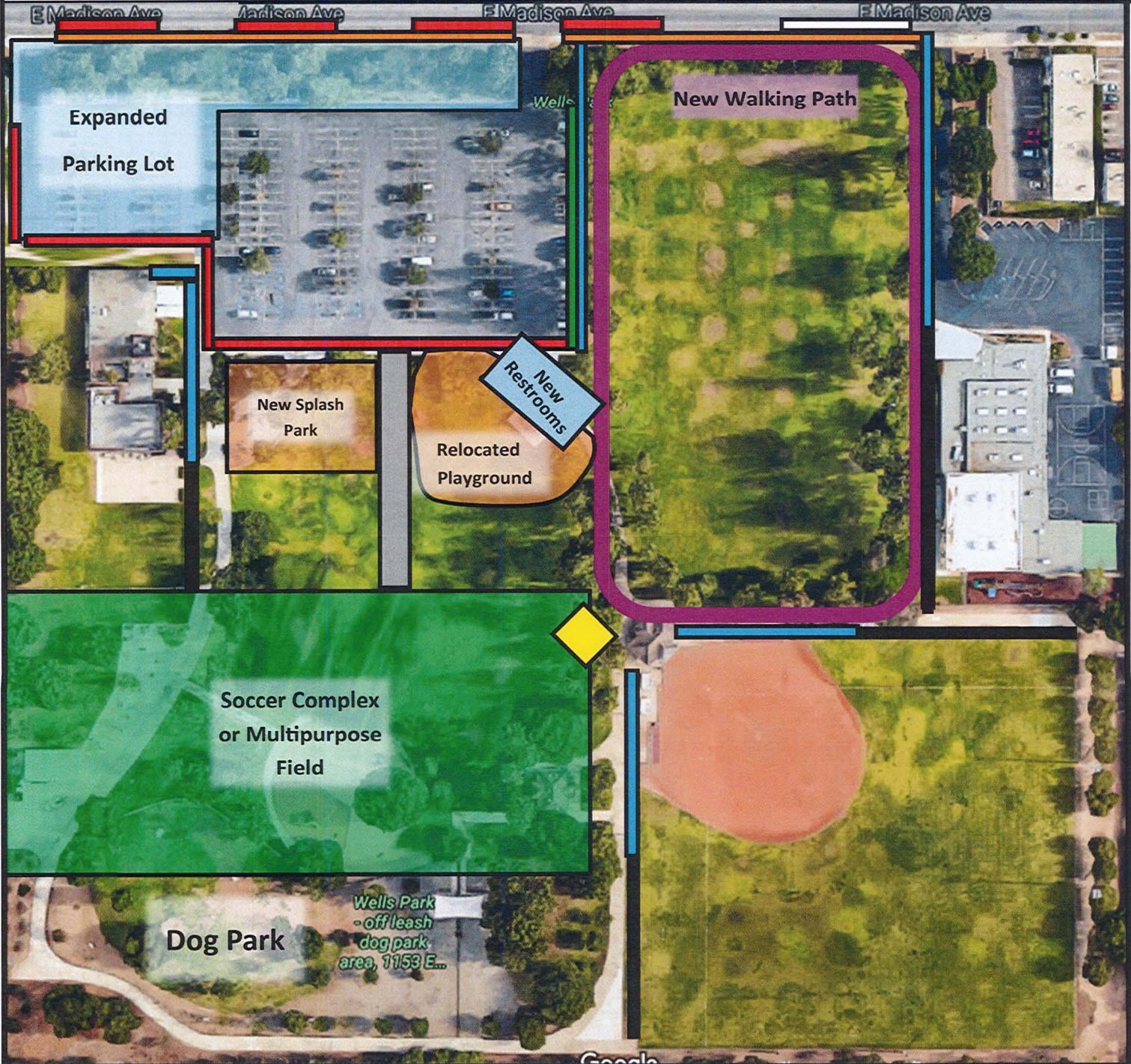
-  - No Parking Curb
-  - Unloading Parking Curb
-  - Limited Time Parking Curb
-  - Fencing
-  - Existing Fence
-  - Decorative Fencing / Gate
-  - Permanent City Office, Police & Rec

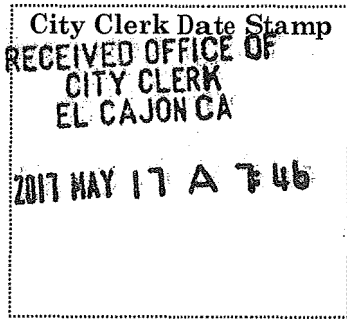


Wells Park Renovations Phase 3

KEY

-  - No Parking Curb
-  - Unloading Parking Curb
-  - Limited Time Parking Curb
-  - Fencing
-  - Existing Fence
-  - Decorative Fencing / Gate
-  - Sidewalk
-  - Permanent City Office, Police & Rec





City of El Cajon Agenda Report

MEETING: 5/23/17

ITEM NO: 4.2



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

FROM: Douglas Williford, City Manager

SUBJECT: City Council Policy Regarding Agendizing Issues to be Discussed

RECOMMENDATION: That the City Council directs staff to implement, beginning in 2017, the public forum process as outlined in the staff report.

BACKGROUND:

At its meeting of March 14, 2017, the City Council directed the City Manager to bring this issue back to the Council for a final decision. According to both Mayor Wells' staff report and the subsequent discussion among Councilmembers at the March 14th meeting, the basic intent of any new policy regarding how and when the City Council agendizes items for discussion and decision should seek to address the following:

- Sustaining the ability of Councilmembers to raise issues of importance to the community;
- Creating a framework in which such discussions can occur in a reasonably organized fashion with appropriate data to make a decision; and
- Permitting the City Council to consider and prioritize issues in a comprehensive manner.

In consideration of the various perspectives and concerns expressed at the previous City Council meetings, as well as how other cities have approached this issue, staff believes that the City Council should consider hosting two annual "public forum" meetings wherein both Councilmembers and the public may submit and discuss issues for future Council consideration.

Such a process is recommended to entail the following attributes:

1. Two open forums per year, one on a Saturday (perhaps to be held at a community venue other than City Hall) and one during the evening session of a regularly scheduled City Council meeting. It is suggested that one forum be held in mid-September and one in mid-March. These two dates avoid periods where the public may not be able to be fully engaged (i.e. – summertime, holidays, etc.) and is timed so that any necessary budget decisions can be made in May-June.

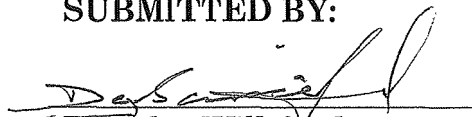
2. Any item brought forth by a Councilmember would be submitted at least two weeks prior to the public forum, via a form prepared by staff. Basic information (to the extent known by the author) such as description of the issue, estimated cost implications, workload requirements and expected benefits would be included on the form. Members of the public would be encouraged to fill out such forms, however, forms would not be required in order to speak. Whether Councilmember or public generated, staff would not initially analyze information on the form, but would do so for follow up meetings.
3. These public forums would be for the purpose of hearing and discussing issues raised, not decision-making.
4. At a subsequent regular City Council meeting, likely approximately one month later and held in the evening, after appropriate time for staff to provide additional information on the items raised including expected cost and workload data, the City Council would then provide direction to staff regarding (a) what issues it wishes to implement; and, (b) prioritization of those issues.
5. Prioritization of issues the City Council decides to implement would be organized by Council according to a three category system– Priority A, Priority B and Priority C.
6. Subsequent to this direction, the City Manager would determine the precise order and timing of implementing each issue based primarily on availability of staff resources, with the expectation that prior to work commencing on any Priority B issues, all Priority A issues would be addressed first. The City Manager may return to the City Council at any time if new information suggests re-prioritization would be appropriate.
7. In addition to the above process, Councilmembers may raise issues for discussion, as is currently done, at any time throughout the year. However, unless such an issue has an obvious timing consideration, such as legislation that may not be able to wait until the next public forum, Councilmembers would be strongly encouraged to utilize the public forum process for such issues. In any case, if such an issue is agendized by a Councilmember, the full City Council may wish to simply defer the issue to the next public forum.

Staff believes this recommended process both fulfills the basic intent of the previous City Council discussions, as well as avoids legal and procedural concerns that were raised. This type of process has been successfully used in other cities and also offers the advantage of the public forums and City Council follow up discussions being scheduled so as to permit any necessary financial decisions to be made in conjunction with the annual budget process.

FISCAL IMPACT:

There is minimal fiscal impact in holding two annual public forums. Issues to be considered by the City Council, however, may have fiscal impacts, to be determined on an issue-by-issue basis.

SUBMITTED BY:


Douglas Williford
CITY MANAGER

City Clerk Date Stamp

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City of El Cajon Agenda Report

MEETING: 5/23/17

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:

May 11, 2017 -	El Cajon Family Health Center Dedication
May 20, 2017 -	America on Main Street – Naturalization Ceremony
May 23, 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,

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

**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 5/11/2017)	3/28/2017	Oppose	Assembly	5/17/2017-Action From APPR: To APPR. SUSPENSE FILE.
AB	1250	Jones Sawyer	Counties and cities: contracts for personal services. (Amended: 4/25/2017)	5/9/2017	Oppose	Assembly	5/10/2017-In committee: Set, first hearing. Referred to APPR. Suspense file.

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 17, 2017 at 11:50 a.m. for the May 23, 2017 City Council Meeting.

City Clerk Date Stamp

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City of El Cajon Agenda Report

MEETING: 5/23/17

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:

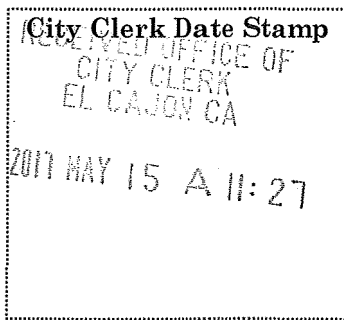
May 12, 2017 -	Meeting w/ City Manager
May 19, 2017 -	Opening Speech – Cancer Walk in El Cajon
May 20, 2017 -	America on Main Street - Naturalization Ceremony
May 23, 2017 -	City Council Meetings at 3:00 and 7:00 p.m.

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

SUBMITTED BY,

Gary Kendrick

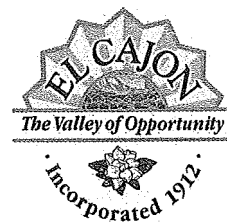
Gary Kendrick
Councilmember



City of El Cajon Agenda Report

MEETING: 5/23/17

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 11, 2017 - MTS Board Meeting
- May 20, 2017 - America on Main Street
- May 23, 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,

Bob McClellan
Mayor Pro Tem

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City of El Cajon Agenda Report

MEETING: 5/23/17

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:

May 9, 2017 - City Council Meetings 3:00 and 7:00 pm
May 11, 2017 - Ribbon Cutting @ Family Health Center
May 12, 2017 - Meeting/Tour w/Kristine Costa at Waste Management
May 12, 2017 - Lunch w/T. Ambrose, G. Glover re: Veterans Memorial
May 16, 2017 - Speak at Cajon Valley Republican Women's Federation
May 17, 2017 - East County Economic Development Committee Meeting
May 17, 2017 - Pacific Southwest Association of Realtors Meeting
May 17, 2017 - Meet with Robert Zakar, East County Mortuary
May 18, 2017 - Meet with Megan Dunn of Regional Task Force for Homeless
May 20, 2017 - Attend Naturalization Ceremony and America on Main Street
May 23, 2017 - City Council Meetings 3:00 and 7:00 pm

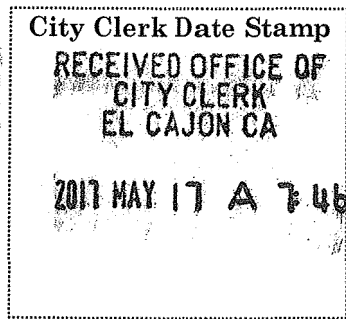
I will be happy to answer any questions you may have.

SUBMITTED BY,

Steve Goble

Steve Goble
Councilmember

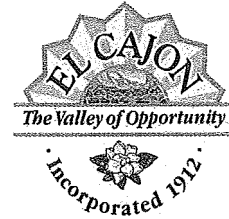
A handwritten signature in black ink, appearing to read "Steve Goble", is written over a horizontal line.



City of El Cajon Agenda Report

MEETING: 5/23/17

ITEM NO: 11.1



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmember Kalasho

FROM: Councilmembers Goble and Kendrick

SUBJECT: Request for Funding of a Housing Navigator through Crisis House

RECOMMENDATION: That the City Council direct the City Manager to place this item on a future agenda for discussion and decision.

BACKGROUND:

According to the website of the San Diego Regional Task Force of the Homeless, “the U.S. Department of Housing and Urban Development requires that each Continuum of Care conduct a count (of people who are homeless) at the end of January every year.”

This year’s count for El Cajon resulted in 65 individuals living in sheltered housing and 323 individuals in unsheltered housing. (Note: The total from East County Transitional Living Center was not included, resulting in an understatement of the number of sheltered individuals living in El Cajon.)

This total of 388 for 2017 is 21% higher than the total (sheltered and unsheltered) of 321 in 2016.

After conferring with various stakeholders in the community that provide services, the consensus is a need for a Housing Navigator. A Navigator establishes a relationship with a person who is homeless, matching each with a suitable housing environment. Once housed, various programs and services are available, offering ongoing care and accountability in a supportive environment.

We are proposing a one-year test of funding a Housing Navigator through Crisis House in El Cajon. We would suggest naming this effort, “Project Home Team.” “Home” because that’s our goal: to find homes for 25 individuals by June 30, 2018. “Team” because everyone, from the people who are homeless to the service providers, will need to work together to achieve this goal. Finally, “Home Team” because everyone loves to root for the “Home Team” to win.

We have identified service providers and rental assistance programs for these individuals who will share responsibility for their long-term success in remaining housed.

FISCAL IMPACT:

Estimated \$150,000 cost in FY2018 to Crisis House to provide for this position and related services. Exact amount and any opportunities for cost sharing to be determined.

SUBMITTED BY:

Steve Goble

Steve Goble
COUNCILMEMBER *SG*

Gary Kendrick

Gary Kendrick
COUNCILMEMBER

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."

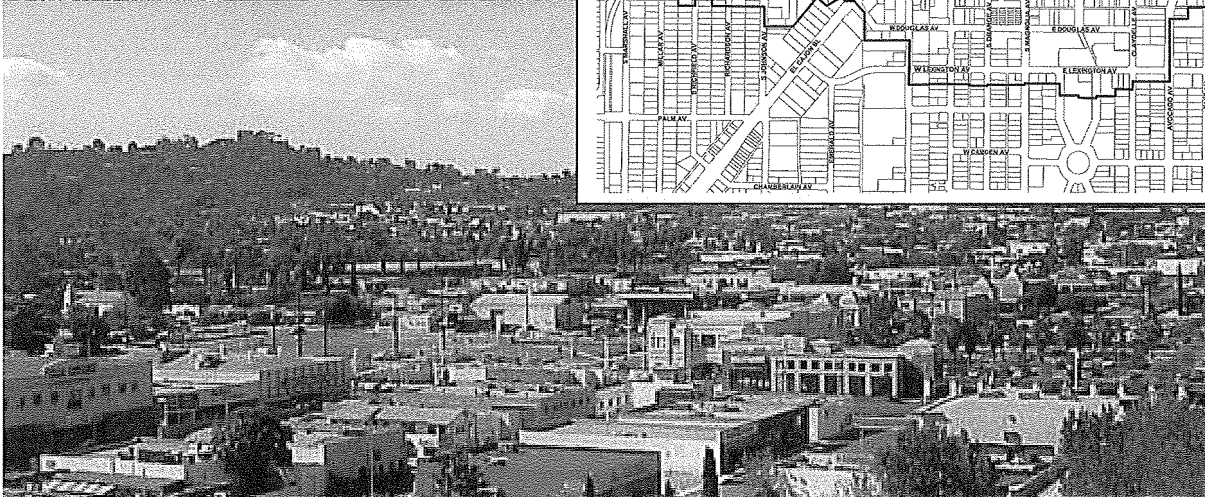
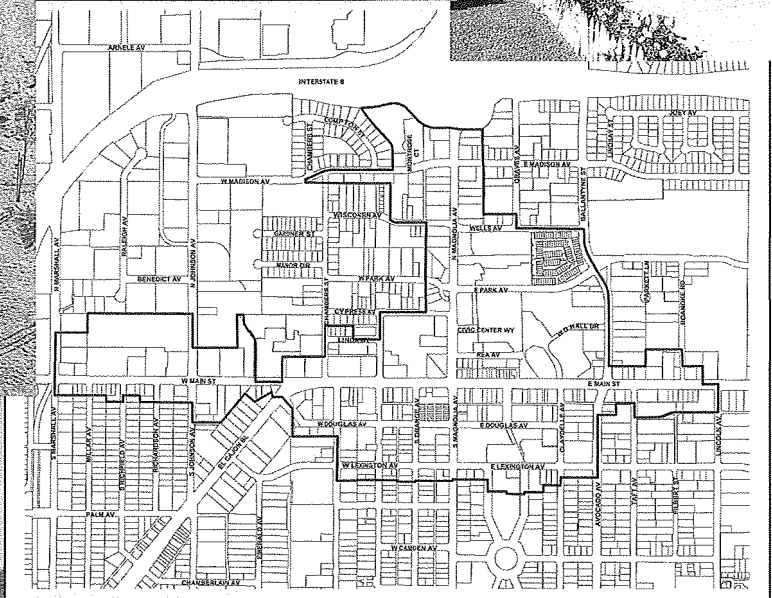
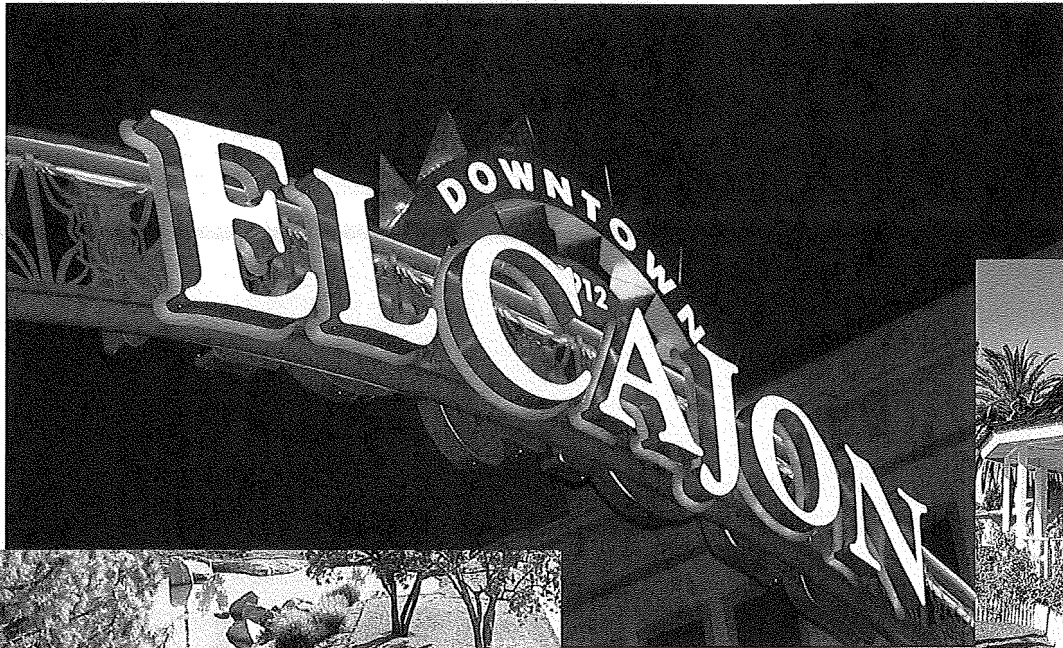
Section 3. This ordinance shall become effective thirty (30) days following its passage and adoption.

05/09/17 (Item No. 3.1) 1st Reading
05/23/17 (Item No. 14.1) 2nd Reading

SP 182 Amendment (Parking) 050217

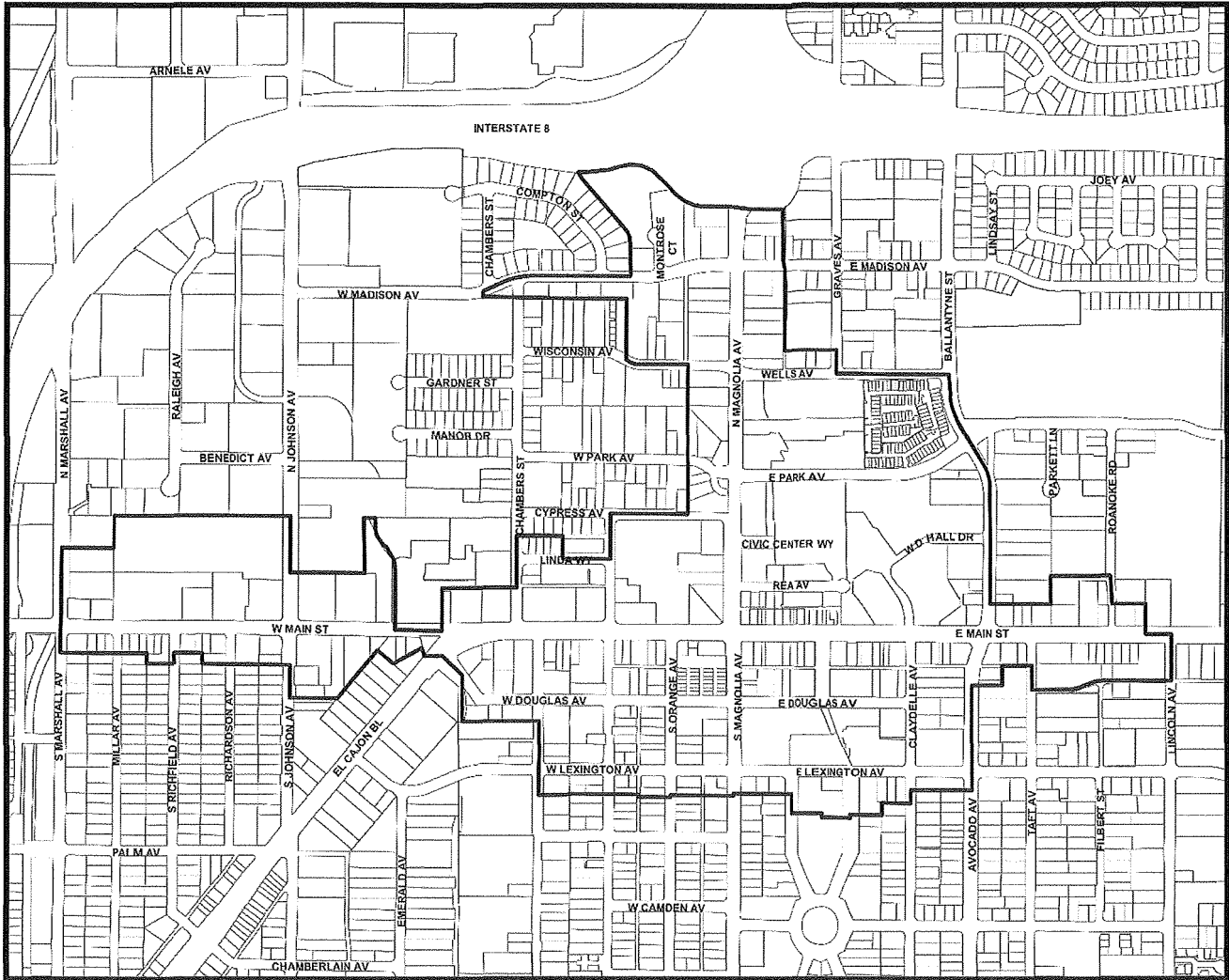
EXHIBIT A

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**

EXHIBIT A

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EXHIBIT A

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.

EXHIBIT A

- 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. modified building height, or
3. modified lot coverage, or
4. modified building setbacks

EXHIBIT A

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

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.

EXHIBIT A

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.

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.
5. Setback requirements may be further reduced, through approval of a conditional use permit.

EXHIBIT A

E. Exterior lighting

An on-site lighting plan prepared in accordance with Section 17.130.150 of the Zoning Code shall be submitted for approval. The lighting plan shall address all building façades, especially those adjacent to alleys, parking areas and walkways.

F. Residential Density

All residential developments shall comply with the density limitations of the underlying residential zone or overlay zone when applicable, unless a density bonus is approved pursuant to Section IV.B.

In a mixed-use development, the maximum residential density shall be determined as part of the approval of the mixed-use development pursuant to section V.B, or overlay zone when applicable.

G. Open Space/Common Recreational Area

All residential developments shall comply with the open space/common recreational area requirements of the underlying residential zone or overlay zone when applicable.

In a mixed-use development, some form(s) of open space/common recreational area such as a swimming pool (indoor or outdoor) or passive open space or combination thereof shall be provided. The amount or type of the required open space/common recreational area shall be determined as part of the approval of the mixed-use development pursuant to section V.B.

H. Signs and Graphics

All signs and graphics shall comply with the Signing and Architectural Graphics Guidelines adopted in June, 1993, or any subsequent revision and the City's sign regulations contained in Chapter 17.190 of the Zoning Code whichever is more restrictive and except as follows:

1. Wall Signs.

Except as provided below, building face or building wall signs shall be limited to a maximum sign area of two square feet of sign area per linear foot of building face or building wall width.

Building face or building wall signs may be attached to the wall, building face or arcade of a building that is constructed on a street frontage property line where the sign extension is intended to provide interior lighting or a relief effect to the sign.

EXHIBIT A

The extension of the sign shall not exceed twelve inches beyond the wall or face of the building and shall maintain a minimum ground or sidewalk clearance of eight feet.

2. Projecting Signs.

Projecting signs may project a maximum of twenty-four inches from the supporting wall or building face with a maximum sign area of ten square feet per face. Projecting signs may not project into the public right-of-way. Projecting signs shall maintain a minimum ground or sidewalk clearance of eight feet. A projecting sign shall not exceed the height of the building wall to which it is attached. Projecting signs are included in the calculation of the maximum allowable wall signs.

3. Suspended Signs.

Suspended signs under an arcade shall be limited to one in front of each entrance to the building, shall be no wider than sixty percent of the width of the arcade with a maximum sign area of six square feet per face and shall maintain a minimum ground or sidewalk clearance of eight feet. Signs suspended perpendicular to the building entrance shall not be included in the calculation of the maximum cumulative wall sign area. Signs suspended parallel to the street shall be included in the calculation of the maximum cumulative wall sign area.

4. Freestanding Signs.

Freestanding signs shall be limited to monument signs with one monument sign permitted for each street frontage of each commercial development or individual commercial use. The maximum height of a monument sign is eight feet and the maximum sign area is one hundred twenty (120) square feet per face.

Unless a monument sign is set back at least ten feet perpendicular from the public right-of-way, it shall be located at least fifteen feet to the side of any driveway or interior property line to assure visibility. On any corner radius, a monument sign shall be set back from the public right-of-way unless it is demonstrated that safe and proper visibility can be maintained at a lesser setback.

5. Window Signs.

Window signs shall be limited to fifteen percent of the total business window sign area. Window signing shall not be included in the calculation of the maximum cumulative wall sign area.

EXHIBIT A

6. Portable Signs.

One portable sign on a sign stand or sandwich board (A-frame) sign is allowed for each conforming ground floor retail, restaurant, and personal service use (e.g., hair salons, barber shops, nail salon). Maximum sign/structure dimensions shall be 20-inches wide and 42-inches high.

Signs may be placed on public sidewalk, subject to issuance of an encroachment permit by the City Public Works Department. Sign placement must conform to ADA requirements at all times.

Portable signs placed over a public sidewalk may only identify the business name, products, and services of the adjacent establishment for which the license is granted. They may not include political or any other unrelated messages. Tobacco and similar products regulated pursuant to Chapter 8.33 may not be included on signs located on the public sidewalk. A brand logo for the downtown adopted by the PBID or City may be included on the sign panel.

7. Signs on outdoor dining fences.

One sign panel measuring a maximum of eight square feet in size and a maximum of ½ inch in thickness may be affixed to an approved outdoor dining fence when the outdoor dining area for an adjacent restaurant is less than 60 feet in width. Up to two sign panels may be affixed to an outdoor dining fence, when the outdoor dining area for an adjacent restaurant is 60 feet or more in width. Sight lines may not be obstructed, as determined by the City Engineer.

Sign panels on an approved outdoor dining fence shall not be included in the maximum allowable wall signs noted above.

Sign panels shall be flush mounted and made of rigid and durable materials such as metal, wood, or hard plastic. Sign panels shall be professionally printed, not hand-painted and mounted with discreet or artistic hardware.

Sign panels may encroach over the public sidewalk or Prescott Promenade, subject to issuance of an encroachment permit by the City Public Works Department.

Sign panels over a public sidewalk or Prescott Promenade may only identify the restaurant name, products and events of the restaurant holding the license to the outdoor dining area. They may not include political or any other unrelated messages. Tobacco and similar products regulated pursuant to Chapter 8.33 may not be included on signs located

EXHIBIT A

on the public sidewalk or Prescott Promenade. A brand logo for the downtown adopted by the PBID or City may be included on the sign panel.

8. Menu Boards/Cases.

Wall mounted restaurant menu boards/cases measuring four square feet or less shall not be included in the maximum square footage allowable for wall signs. Menu Board/cases shall be a maximum of three inches thick. Internal, non-animated illumination is permitted.

9. Animated Signs.

Animated window signs shall be limited to five percent of the ground floor window area, up to a maximum of four square feet and 40 linear feet per business establishment, whichever is less. Animated signs shall be included in the 15 percent maximum window area signage allowance.

10. No box or can signs, internally illuminated or not, shall be permitted within the boundaries of Specific Plan 182.

11. All new signs shall be reviewed in accordance with Section V.F.

VII. DESIGN GUIDELINES

All proposed projects are subject to the design standards of the underlying zone and shall comply with the design guidelines contained in Exhibit "C" when applicable.

VIII. AMENDMENTS TO SPECIFIC PLAN

Amendments to this specific plan shall follow the process contained in Chapter 17.70 of the Zoning Code and may be initiated by:

1. The verified application of the owner or his/her agent or any property within the boundaries of Specific Plan 182;
2. The City Council;
3. The Planning Commission.

EXHIBIT A

Special Development Area
(SDA) No. 9

EXHIBIT A
Attachment "A"

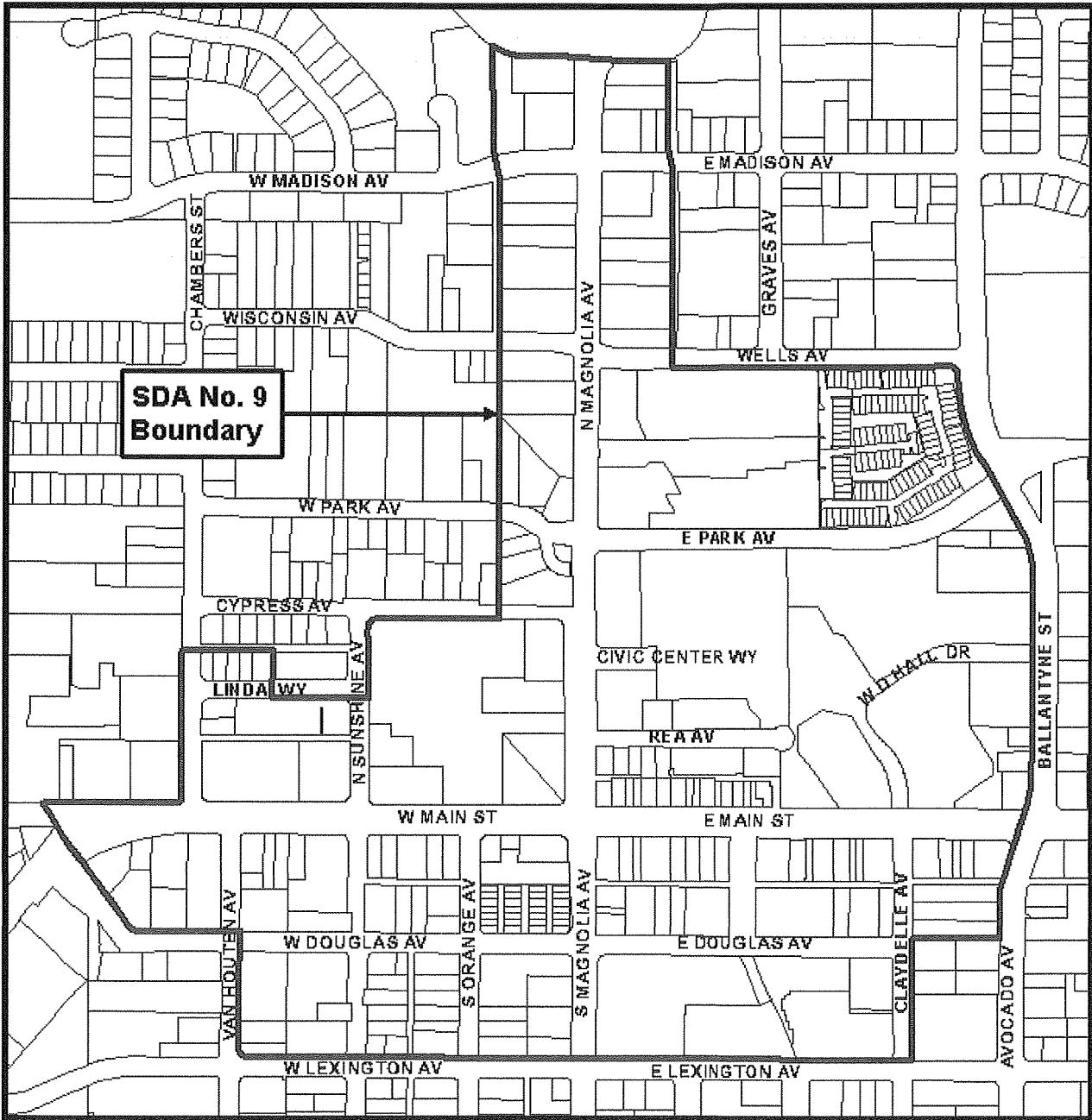


EXHIBIT A
EXHIBIT "A"
SPECIFIC PLAN NO. 182

The following uses usually permitted by right in the specified zones are *prohibited* within Special Development Area No. 9.

<u>LUC *</u>	<u>USE DESCRIPTION</u>	<u>ZONES</u>
52A	Building materials, hardware, farm equipment (no outside storage)	C-G C-R
5313	Surplus store	C-G C-R
5313	Volume Discount, closeout or 99¢ stores	C-G C-R
5520	Sale and installation of tires, batteries and accessories	C-G C-R
5932	Secondhand clothing and shoes	C-G C-R
5933	Secondhand furniture	C-G C-R C-M
5934	Secondhand bookstores	C-G C-R
5935	Secondhand auto parts	C-M
5936	Thrift shops	C-G C-R
5969	Plant nurseries	C-G
598	Fuel and ice	C-G
61	Check cashing	C-G C-R
6123	Pawnbroker	C-G C-R
6124	Bail bonds	C-G C-R
6241	Funeral parlors and mortuaries	C-G C-R
6256	Locker rentals	C-G C-R
6295	Tattoo parlor	C-G C-R
6394A	Equipment rental with outdoor storage and display	C-G

EXHIBIT A

6397	Auto, truck and trailer rentals	C-G	
6411	WIC	C-G	C-R
6497	Gunsmith	C-G	C-R
6498	Saw, knife, lawnmower and tool repair and sharpening	C-G	C-R
6518A	Blood banks	C-G	C-R

*Land Use Code

Note: Where no zone is indicated, the use is automatically not permitted in that zone.

EXHIBIT A
EXHIBIT "B"
SPECIFIC PLAN NO. 182

The following uses usually permitted by conditional use permit in the specified zones are *prohibited* within Special Development Area No. 9.

<u>LUC*</u>	<u>USE DESCRIPTION</u>	<u>ZONES</u>	
12	Board and care facilities	C-G	C-R
4294	Ambulance service	C-G	C-R
4603	Long term storage		C-M
485	Solid waste disposal		C-M
52B	Building materials, hardware, farm equipment with outside storage	C-G	C-R
592	Liquor store – off-premises alcoholic beverage sales	C-G	C-R
5999	Swap meet	C-G	C-R
6296	Massage parlors, steam baths, sauna baths	C-G	C-R
6381	Auction house	C-G	C-R
6393B	Detective and protective services with dogs	C-G	C-R
6411	Automotive repair	C-G	C-R
6413	Automotive paint and body	C-G	
6414	Automotive upholstery and tops	C-G	
6415	Motorcycle repair	C-G	
6416	Car washing and detailing (automatic)	C-G	
6417	Car wash (self-service)	C-G	

EXHIBIT A

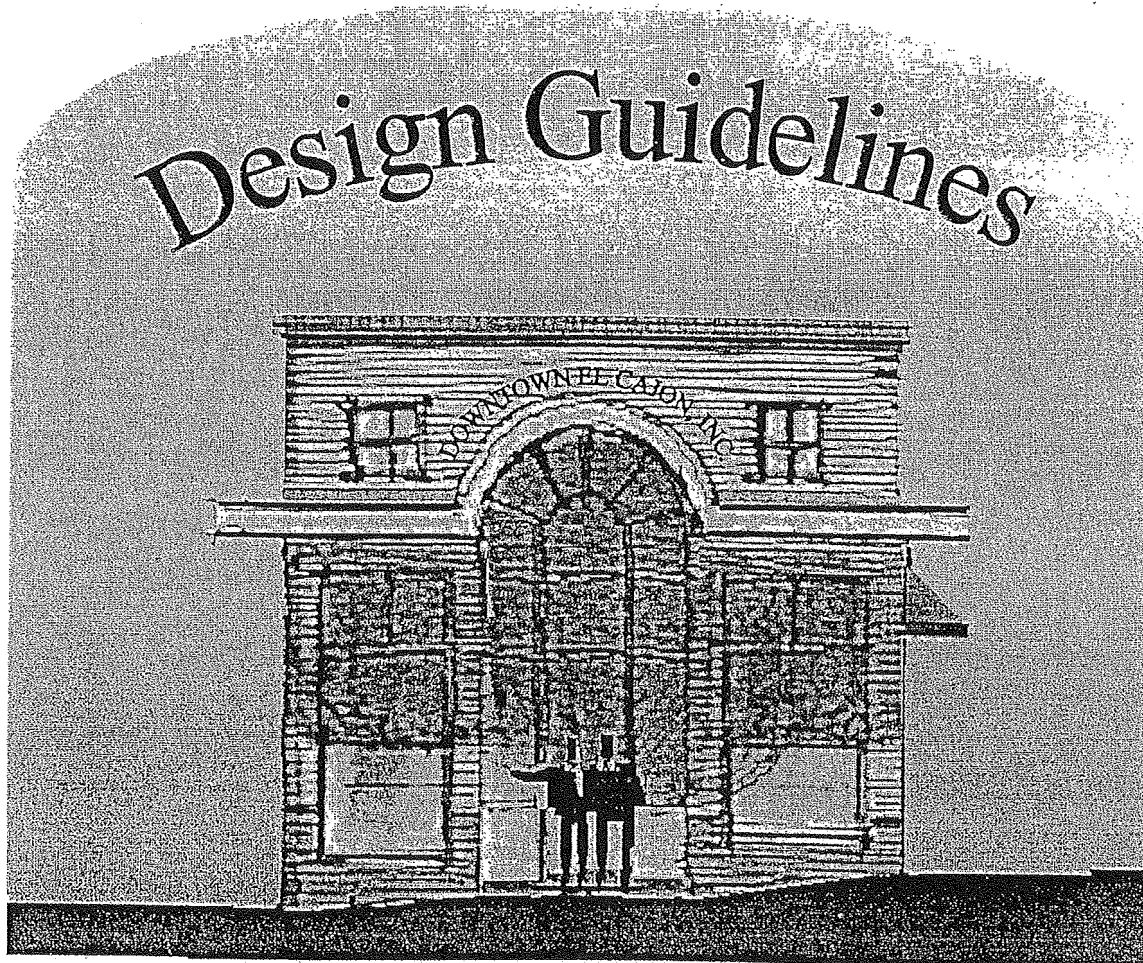
6418	Auto glass installation	C-G	
6419A	Auto diagnostic clinic (no repair)	C-G	C-R
6419B	Towing service	C-G	
692	Welfare and charitable services	C-G	C-R
745	Firearms and archery (indoor only)	C-G	C-R
6516	Sanitariums, convalescent hospitals, rest homes	C-G	C-R
7491	Camping overnight travel stopping	C-G	C-R
8221	Veterinarian services	C-G	C-R
8222	Animal hospital services	C-G	C-R
	Adult entertainment	C-G	C-R

*Land Use Code

Note: Where no zone is indicated, the use is automatically not permitted in that zone.

EXHIBIT A

EXHIBIT "C"
SPECIFIC PLAN NO. 182



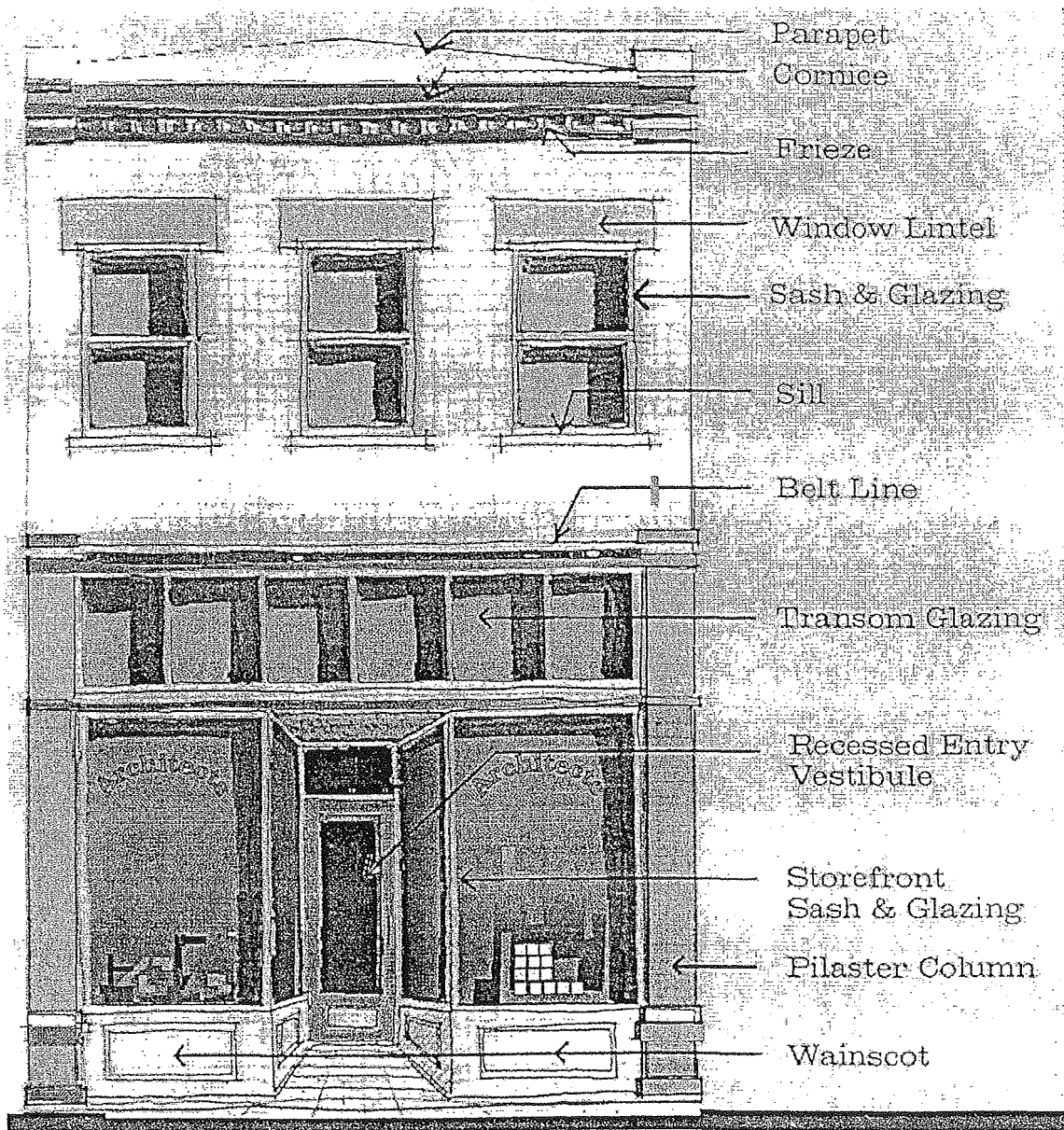
DESIGN GUIDELINES
FOR BUILDING FACADE RENOVATIONS AND NEW BUILDINGS

EXHIBIT A
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EXHIBIT A

Façade Guidelines Contextual Design Elements



An Illustrated Glossary

ARCHITECTS
FASON
& FORREST

EXHIBIT A

PREFACE

This Plan is based upon the stated desires of Stakeholders to establish a set of regulations for the El Cajon Downtown Management District. The intent of these regulations is to advise all building and business owners on what they need to do to make their building facades visually successful while contributing to the redevelopment of the downtown District. These Design Guidelines outline appropriate repair and renovation of facades to increase the monetary value of individual structures and stimulate the rebirth of the entire commercial District.

In broad terms, repairs or renovations are encouraged to bring the buildings back to the quality of their original structure and design. New buildings may be designed to represent any era, as long as they fit seamlessly within the unity of the District. These regulations and guidelines specifically do not prescribe or require a particular architectural style or theme for the built environment. All building styles are allowed when the integrity and the character of the proposed architecture is compatible with the existing or historical perspective of El Cajon and the development objectives of the Management District.

Renovated and new buildings alone will not encourage shoppers to leave malls and other retail areas. More is required if Main Street is to return to the busy, prosperous social avenue it was for 75 years. The same is true for the rest of the District. To recapture a fair portion of discriminating shoppers now going elsewhere, the District must renovate and create places for the many people visiting the County Courthouse, East County Performing Arts Center, City Hall, and local businesses. Services for shoppers must be increased, and merchandise lines expanded. More inviting spaces for visitors, employees and local residents are required so that people can meet, gather, and talk before strolling or moving on. These standards provide guidance to enhance the pedestrian experience and improve the value of building facades.

These regulations attempt to encourage desired entrepreneurial redevelopment of the Downtown District as an art, entertainment and specialty retail, and service district for the East County region. The guidelines apply to redevelopment and new construction for all properties in the District, not just those properties on Main Street and/or Rea Street.

Although many existing properties within the District, especially along Magnolia Avenue, do not have an enhanced pedestrian experience fronting a transparent business storefront, these objectives are adopted District wide. The guidelines attempt to rehabilitate El Cajon's community, civic and commercial core and correct the debilitating effects that autonomous retail strip centers cause when allowed inside an otherwise pedestrian commercial center.

EXHIBIT A

OVERVIEW

Adoption of District Standards for Building Façade Renovation and Design provides regulations to refine and define the image of the District and its individual businesses by reclaiming the architectural integrity of its buildings.

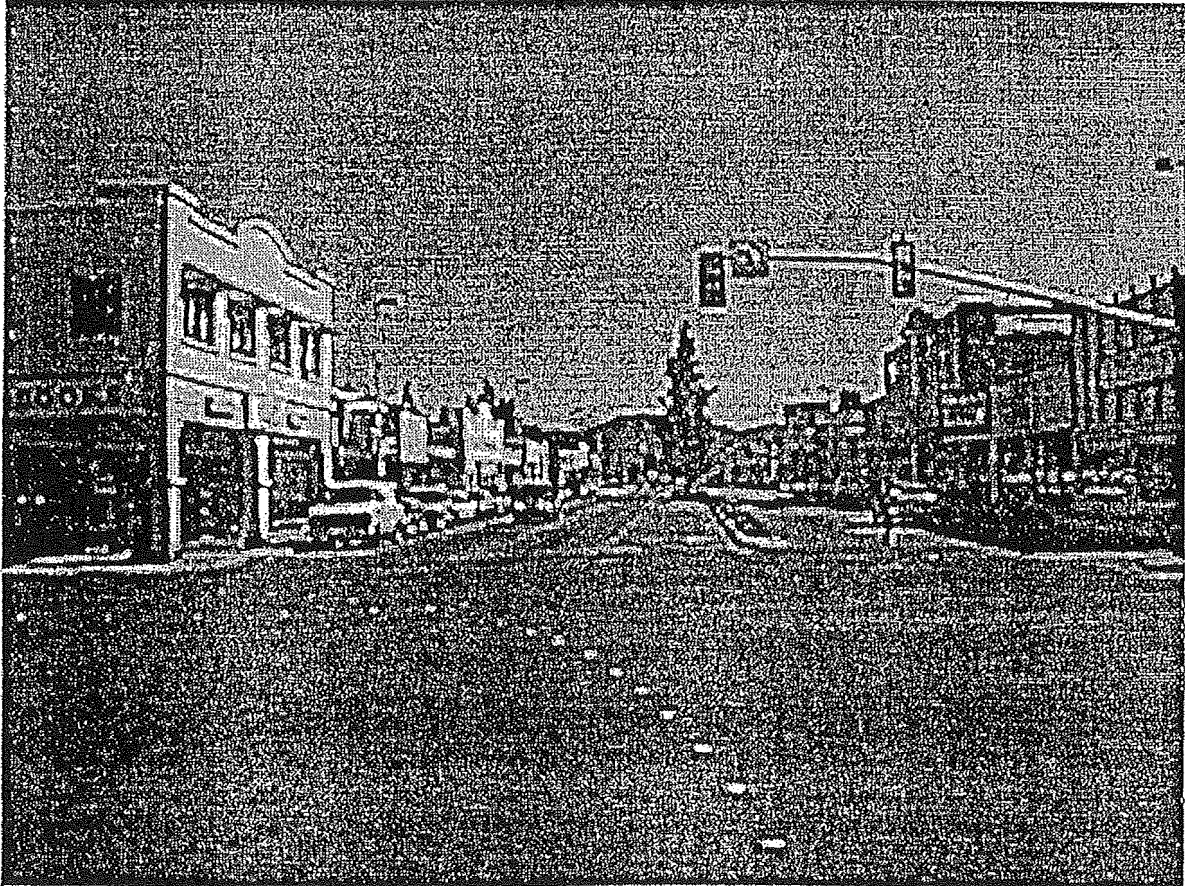
Established design standards shall be used to evaluate the appropriateness of any and all projects.

Renovating facades on existing properties, as well as the addition of new building projects, will provide District Stakeholders opportunities to improve the commercial viability of their businesses. Each Stakeholder is assured that the value of their property is protected through preservation and extension of historic architectural styles and elements and the eras they represent. This includes extending the arcades currently on the north side of Main Street to promote this outstanding architectural feature of the District. It also includes recommendations to install awnings on the other Main Street facades. Each of these improvements will enrich the enjoyment of pedestrians and shopper.

The goal is not to restrict individuals, but to provide quality control benefiting all Stakeholders and the citizens of El Cajon.

EXHIBIT A

Yester-Year Main Street



History Behind Business District
Architecture

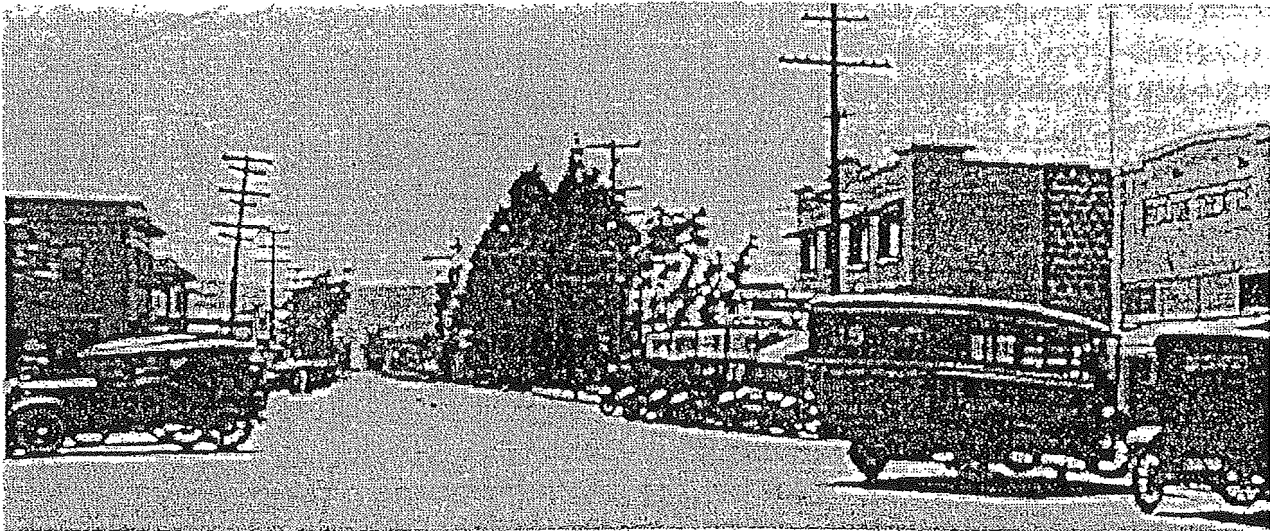
EXHIBIT A

Main Street El Cajon

The function of Main Street has changed little from the time of Richard the Lion-hearted. Main Street, traditionally, has been where most business was transacted; Main Street was where entertainment, food, and drink were plentiful. Especially on Saturdays, it was most obvious that Main Street was the social, the financial, and often the physical center of the community.

El Cajon began and expanded in much the way most American towns evolved. First, there was a rough road that became the main street. That road in El Cajon started in San Diego and moved eastward over the Grossmont Grade and down onto our valley floor. Its primary service was to and from a scattering of citrus, olive, and grape ranches. That changed in the mid-1870s when gold was discovered in the neighboring Cuyamaca Mountains. Suddenly, there was a flood of foot, horse, and wagon traffic on the road. So much traffic was on the road that a hotel and stable were built, becoming the area's first commercial buildings.

Within months of the hotel completion, settling families arrived, building homes, businesses, and churches. In less than two years, both sides of the two-block-long Main Street were filled with shops. Most were of boomtown construction, on parcels less than 25 feet wide and built only inches back from the roadway.



Main Street, circa 1923, reprinted by permission: Eldonna P. Lay, Valley of Opportunity (El Cajon: Eldonna P. Lay & Associates, 1987) , p. 81.

As the only business district in East County, El Cajon's Main Street filled the daily retail and professional needs of most of those living in the valley. But on Friday evenings, Main Street became more. With shoppers coming from as far as Lemon Grove, La Mesa, Dulzura, Potrero, and the reservations, Main Street became a social and commercial melting pot of visitors, travelers, area locals, and Native Americans.

After World War II, a booming economy brought two-car families, freeways, suburbs, and shopping centers with large on-site parking lots. Most of Magnolia Avenue reflects these opportunities. Then suddenly, main streets across the nation seemed old fashioned and out-

EXHIBIT A

of-date. The retail revolution of the 1970's left entire blocks on main streets to deteriorate. Over time, they grew more blighted and became a visual embarrassment to the community.

We in El Cajon are fortunate that our Main Street still has many traditional American Main Street elements intact, making it a prime candidate for resurrection and revitalization. Foremost, the District's historic buildings along with governmental and cultural institutions are in the central area, supporting a community identity and a sense of place.

Furthermore, a modern City Hall and Council Chambers, and a County Courthouse provide the District with prestigious civic buildings, adding to the integrity and authenticity of our community identity. The District's historic storefronts and contemporary institutions. The East County Performing Arts Center also contributes to El Cajon's vibrancy. The importance of these buildings, their services and the district they create are reinforced by relatively new structures housing the region's main Fire Station, a full-service community center, regional library and senior apartments, less than a block away.

NORTH SIDE OF MAIN STREET

In the early years of the century, the invention of the automobile began to influence Main Street businesses. By the mid-1920s, the street was declared part of the State highway system. By the 1930s, this required a wider, paved street and sidewalks. But shop-fronts were in the way, forcing the State to order business owners on Main Street to either tear the front dozen feet of their buildings off, or move the entire building back. Not wanting to do either, owners were allowed to move ground floor storefronts back the required distance. But they left their roofs, and second floors in some cases, where they were, propping them up with support columns to form an arcade. This has become the District's most distinguishing architectural feature today.

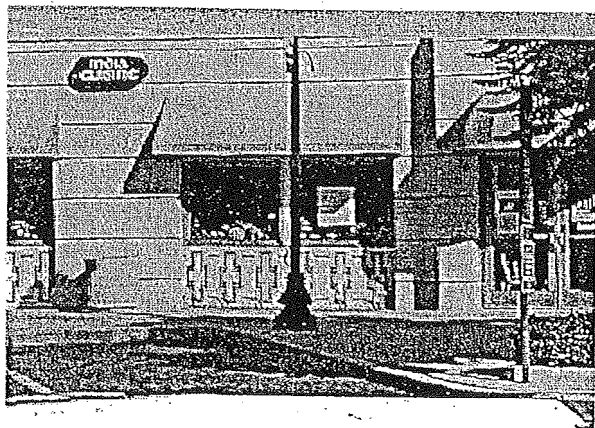
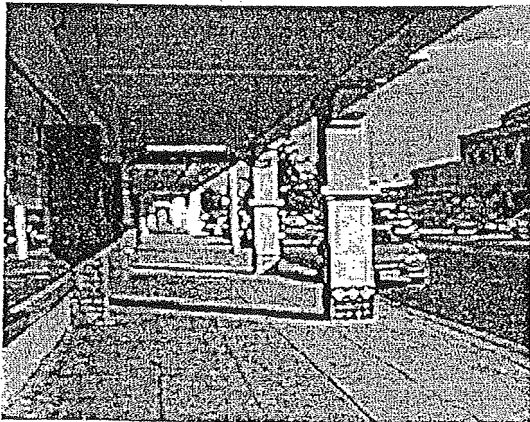
Above the arcade, many of the buildings still retain false-front facades. This type of façade gives squat buildings the appearance of height to conceal the actual roofline and create a vision of prosperity and affluence. In truth, many buildings on Main Street have upper stories, which are used for professional offices and private apartments.

EXHIBIT A



Perhaps the most recognized icon in the Downtown District at the northeast corner of Main and Magnolia.

Downtown on the first floor, historic building facades still boast tile or terrazzo wainscoting below large display windows. Frequently the business' name or address is emblazoned on matching tile or terrazzo on the entry flooring leading to a recessed door. These architectural features are worth saving at existing locations and replicating in new development. These same features help create a visual rhythm from the façade to another. Building bays, pilasters, transoms, and column details create interest on otherwise monotonous storefronts.



Pedestrian friendly elements such as ground floor arcades and storefront visibility contribute to the sense of promenade and affluence.

SOUTH SIDE OF MAIN STREET

EXHIBIT A

A large section of the original false front buildings along the south side of Main Street burnt down during a single fire in 1899. Following more than a decade of empty lots separated by a few small businesses, new buildings began to replace them. And they were designed in the newer “modern” architectural style.

Moderne, with its occasionally wacky lines and angles, austere pipe columns, and large plate glass windows, differs radically from the north side architecture. Nevertheless, modern buildings are a valuable component of our Main Street. Firstly, the style has its own charm, contributing visible excitement to the eye. Secondly, the buildings tend to stay within one or two-lot widths. Therefore, the scale, mass, and rhythm of the south side is consistent with the north. Finally, the street itself provides a buffer between the difference in styles, preventing an unharmonious hodgepodge of structures.

Another issue is that the original owners of south side buildings were willing to use high quality construction: terrazzo entries with cover base under the windows, large windows and entry doors with heavy duty aluminum and stainless steel frames and hardware. More often than not, these original elements will look new if cleaned.

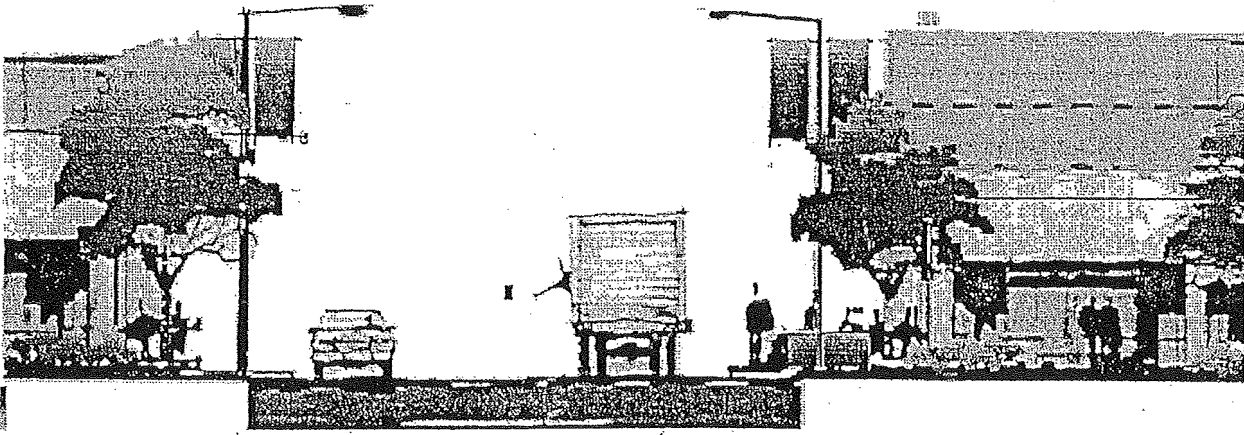
All of the above elements are refined and reflect good design and craftsmanship. Equally important are color, texture, and display windows. During Main Street’s first 75 years of successful retail trade, large show windows enticed pedestrians to stop and inspect the merchant’s goods. What was true then is true now: windows and other design aspects of architectural elements attract passersby, calling them to come inside and see the rest of the merchant’s wares. Visibility into the merchant’s space was never obscured with tenant signage or advertising.



Extruded aluminum window sash and doorjamb epitomize this buildings era, circa 1955.

EXHIBIT A

Main Street Tomorrow



The Pedestrian Zone - between the Street and Building Facade

New Buildings, Renovated Facades

EXHIBIT A

BRING BACK OUR MAIN STREET

First, understand that what each property and business owner does have an impact. To get crowds back to Main Street, action is required!

Improving the building and business public image and the value of all businesses in the District is the primary goal of these architectural guidelines. These guidelines guarantee that the buildings, businesses and business neighbors' improvements and renovations benefit all District Stakeholders.

Begin with identifying upgrades or improvements that were done to your building façade over the last 50 to 70 years. In all likelihood, those changes are what have led to the building's loss of attractiveness and value. Identifying the building's drawbacks is the beginning of restoration of the façade to its original style and condition.

As building owners rejuvenate their building facades, adjacent building owners and District neighbors will follow. The time is right to invest in the integrity of storefront and building restoration. Shoppers also, will share the pride and excitement of restored buildings and the District experience. Retail malls are struggling to overcome predictability and repetition. Shoppers are looking for innovation, entertainment and authentic old-time charm of Main Street, El Cajon.

GENERAL TERMS OF A BUILDING'S FAÇADE

The BASE of any building is its first floor or ground floor. Whether a street-level storefront, a two story bank lobby, a restaurant, or other pedestrian-oriented business, the base includes the walls, display windows, entries, arcade or awnings, and signs, that relate directly to the sidewalk/pedestrian environment. Many of the District's facades retain the original materials and feature in their bases. Others have been covered over.

The UPPER STORIES of buildings provide space for offices or apartments. The architectural feature separating the base from the upper stories is a cornice or beltline, which can be made of wood, cement, or plaster, and runs horizontally across the width of the building. Generally, a cornice is no lower than 12 feet and no higher than 20 feet from the street level. A change in material used on the base and the upper stories above is not unusual. Buildings with false fronts can also have separating cornices.

The TOP of a building is defined by the parapet. The parapet is the plain or ornamental border that hides a roof's edge. The parapet is a design feature rather than a structural one, but is important in giving a building a finished appearance. Many of the tops of historic Main Street buildings have ornamental parapets.

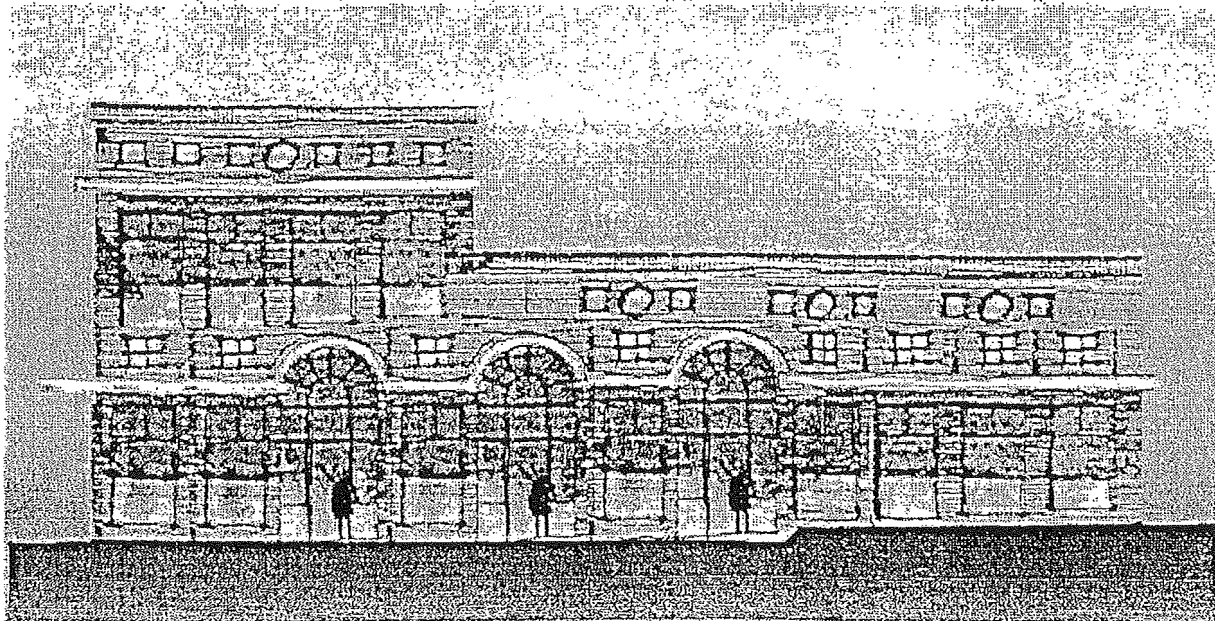
EXHIBIT A



Another feature of an upper floor (or floors) of the facade is the placement, size, and shape, of windows, which identifies those areas as living or office space.

CORNER ANCHOR BUILDINGS

Corner buildings establish the beginnings and ends of blocks of buildings. Corner buildings visually anchor themselves and everything in between with their size and massing. Because corner buildings are exposed on two sides, their two facades are generally taller and larger than “infill” buildings, giving corner buildings a grander, more imposing, appearance.



Corner buildings should maintain the building façade at the PROPERTY LINE.

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INFILL BUILDINGS

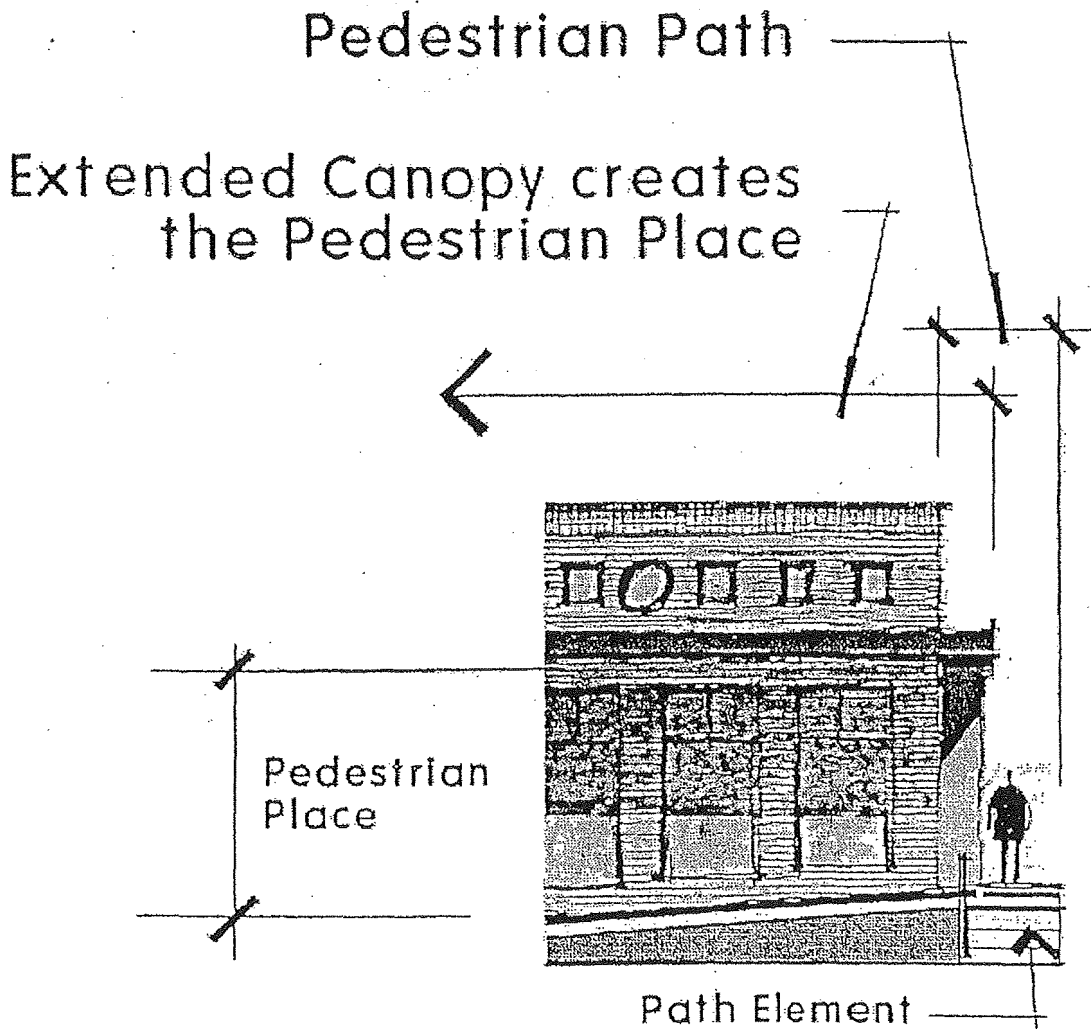
Constructed side-by-side between corner buildings, individual infill buildings are generally smaller and lower. On our Main Street, they are further defined by the narrowness of lots – 50 feet long lots behind 25-foot wide facades. The uniformity of Main Street setbacks fortifies a classic sense of order, scale, and visual unity.



Although size and detail of windows and openings vary between facades, the overall scale of all of the building facades is the same.

Building variety within that unity can provide even more interest through the use of renovated or new parapet designs, textures, columns, reveals and colors.

Standards For Improvement

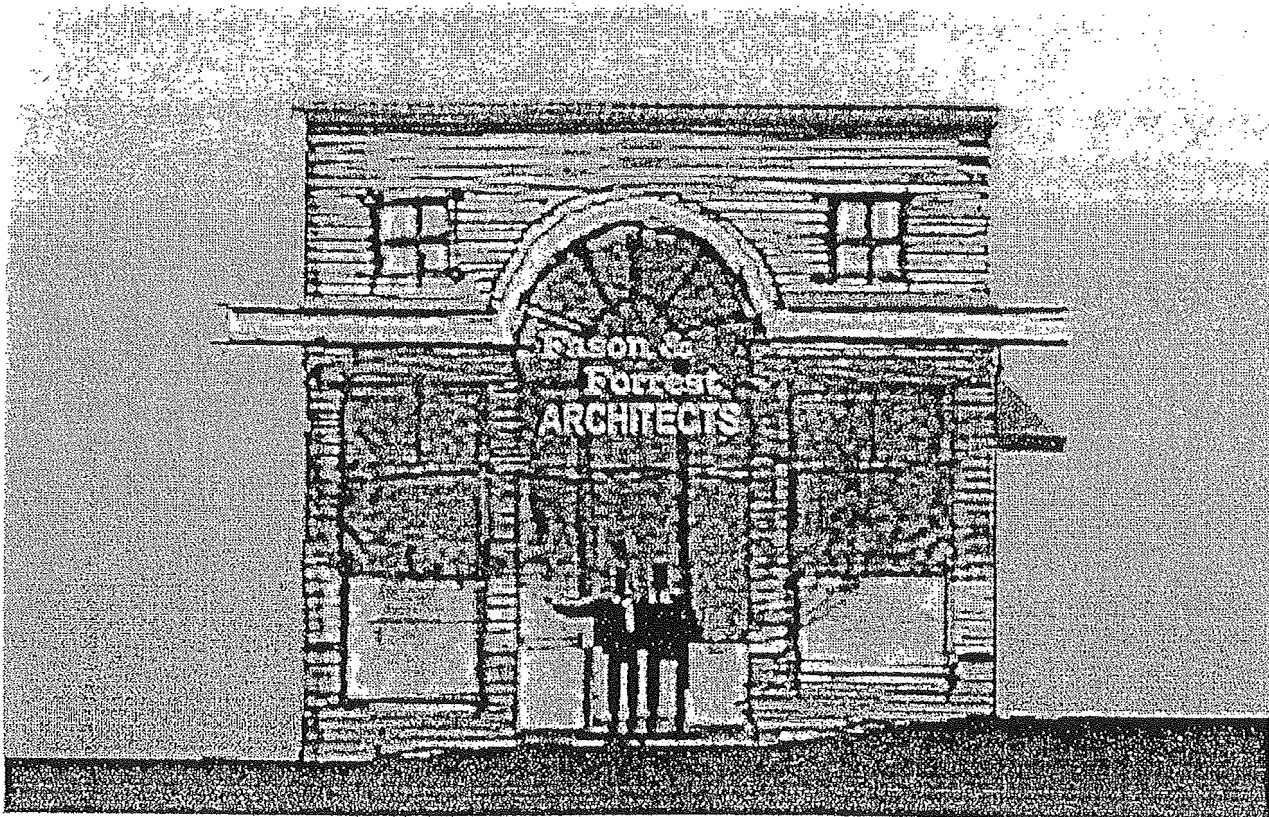


Detailed Guideline Requirements

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NEW CONSTRUCTION

New construction must respect the authenticity of historic Main Street District styles and architecture. New buildings must be compatible with the scale, materials, color and texture of original buildings on either side, and shall contain contextual design aspects of El Cajon's historic commercial Main Street architecture.



RENOVATION & REPAIR

Renovation and repair shall match or replicate the design and construction of the original building to recreate its original character. Introducing new designs or changing the original design of the existing façade is not allowed, except upon approval of an Administrative Zoning Permit. Repair of original deteriorating architecture includes removal of shoddy or inappropriate add-ons that replaced or covered up the original construction.

A caveat here is that not all original Main Street architecture is either unique to El Cajon or even contributes to the character of the District. For such buildings, more design leeway will be allowed to contribute to the spirit of District redevelopment.

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HEIGHT LIMITS FOR NEW BUILDINGS AND FLOOR ADDITIONS

All new buildings are to be in accord with the architectural and historic character of District standards. New structures may reach maximum allowable heights as defined in the City's zoning ordinance, or otherwise permitted by Specific Plan 182. Specifically, these Guidelines encourage the following design criteria:

1. Buildings should maintain a continuous vertical façade and not introduce setbacks of upper floors along the street façade.
2. Excess building ornamentation, massing and form, or building elements above 45 feet are not to visually disrupt or adversely affect neighboring views, or in any other way significantly compromise the scale and character of adjacent facades.
3. Addition of second and third floors are encouraged above ground floor areas, provided their facades repeat the proportion and detail of the ground floor's façade.
4. Facades and elements exceeding 4 feet in height shall continue the traditional vertical design of proportionate and symmetrically stacked window openings, building bays, and other details of historic District buildings.
5. On parcels of 10,000 square feet or more, projects should regulate or adjust building heights for variation in accordance with historic District lot pattern widths. Projects will also correlate building mass and form to adjacent structures.

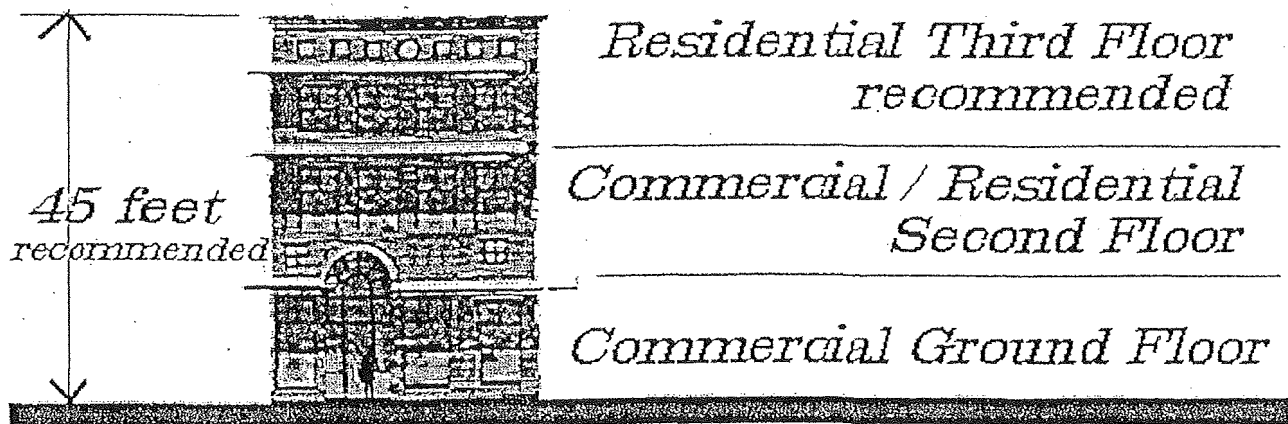


EXHIBIT A

ROOFS, PENTHOUSES, AND ATTICS

Roof forms or parapets topping new construction are to be understated in design and always subordinate to elements, features and forms of historic rooflines.

Elevator penthouses and attic features are to be set back from the façade and should cover no more than 30% of the rooftop area. They are to be subordinate in architectural importance to the main building façade below and are not to be visible from any of the surrounding streets.

FAÇADE MATERIALS AND FABRIC

The District's historic buildings are generally constructed of substantial highly finished natural materials. Predominantly wood, brick, aluminum, stucco, tile, and terrazzo are typical building materials in the District. New buildings are to maintain that same quality of materials and construction.

Colors and lighting are to be used to discreetly complement natural materials and highlight architectural forms and details. Buildings should have storefront lighting to help project building and merchant appearance as well as to contribute to a secure, well-lit nighttime environment. However, lighting should be carefully designed not to project onto other buildings or into public sidewalk areas.

The following criteria should be considered when developing these elements:

1. Brick, stone, granite, masonry or smooth and sand plasters are recommended facing materials. Plaster detailing, on the other hand is allowable when needed to limit or define large areas of flat building faces.
2. Window sill plate and cornice detailing can be of ornamental sheet metal, carved or cast stone, tile, brick, stucco, paint, or terra cotta. Wood, when appropriate, is to be carefully sealed and finished to prevent maintenance problems.
3. Framing element on storefronts – such as head, jamb, rail and stiles – may be painted wood, cast iron, or other highly finished, substantial materials.
4. Window frames are to be painted wood, painted steel sashes, or high quality natural metal finishes. Neutral aluminum storefront and window systems shall match existing styles.

NOT APPROVED:

1. Residential finishes such as plywood, siding, wood shingles, and "lace" plaster finishes will not be approved.
2. Inappropriate modern – rectangular shape, extruded aluminum storefront sections will not be approved for ground floor storefronts.

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COLORS

Building colors used between 1870 and 1950 celebrated developments within the building and paint industry. In El Cajon, the colors used were light, tending toward pastels, Sharper accent colors on wainscots and doors, and around display windows, transoms, and other details provided interest and composition. Variations of color within a range add life and interest to the street ambience while monochromatic color schemes lack interest.

The following criteria should be considered when developing these elements:

1. Brick or stone is to be natural and unpainted.
2. Painted plaster walls, fronts, pilasters, and columns shall be in light tones. Paint colors include pastels, pale blues, greens pinks, and ochre, along with more sophisticated colors such as varying shades of white, beige, and taupe.
3. Accent colors (wainscots, detailing, frames, doors) are to correlate to the base color of walls.
4. Ceilings and soffits are to be light-colored.
5. Selections of building colors are to complement colors used on adjacent buildings.
6. Color schemes, along with samples of materials are to be submitted for review and approval in conjunction with applicable development review process before being applied.

CORNICES & FAÇADE APPLICATIONS

Shapes and forms of building cornices establish a building's scale and proportion. Renovated or repaired cornice ornamentation is to establish building style and character consistent with the architecture of the District. New construction will adopt and replicate the various styles, forms, and massing seen in the District. The width of new cornices and building facades are to be compatible with the scale, materials, color, and texture of adjacent historic buildings.

The following criteria should be considered when developing these elements:

1. Cornice heights are to be compatible with existing commercial buildings, except when the addition of a second floor is to be used for residential or office space. Third floor additions are encouraged for residential uses.
2. Existing buildings having uninterrupted parapet and rooflines and large, blank facades can be embellished with moldings and ornamentation in keeping with the original architectural spirit of the building.

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3. Building signs and murals, when allowed, are an effective technique in embellishing blank facades.
4. Pilasters and cornices may be used to relieve flat areas on a façade.
5. Use of masonry and plaster are encouraged for embellishment as they add interesting color variation in brick definition, pattern, profile, texture and shape.
6. Additional detail materials – metal, cast masonry, concrete, and tile are permitted provided that the integrity of design is maintained.

DISPLAY WINDOWS AND GLAZING

The value of visibility cannot be overstated: clear, uncluttered display windows encourage pedestrians to linger, then come inside. Storefronts must retain a building's original display window(s) as primary features of the façade. Entries should be recessed; window framing should meet with door framing to provide large viewing areas and an unobstructed view into store interiors.

When the original storefront exists, preservation and repair of the original elements is recommended. Restoration should be based upon accurate duplication of features, substantiated by historically accurate written records or pictorial evidence.

In renovating, introducing a storefront that significantly alters the original character of the building, or one that significantly alters the relationship of the building to the sidewalk and street is to be avoided.

The following criteria should be considered when developing these elements:

1. Display windows should not to be used for graphic advertisement, banners, or signs, which obscure the interior of the building or its merchandise. Business signage applied to storefront windows should not cover or obscure more than 15% of the glazed area. Storefront business signage should identify the name of the business and type of business or service provided. Storefront business signage should have clear – readable typeface, and conform to the City's sign ordinance.
2. Display windows are to retain the building's original widow sash and size proportions, as well as keeping the original glazing glass type. Exceptions will be allowed for building code compliance. When original windows have been covered or altered, restoring or recreating original window size with new or restored sash elements and glazing is recommended.
3. When window elements have been altered or remodeled, all incompatible construction is to be removed, and replicas of the original elements installed.

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4. New display windows are to be compatible with the design and construction integrity of the building as a whole, as well as related to the building's original character.
5. New modernization equipment, such as air-conditioners are to be installed in such a way as to not violate the character of the District.
6. Window glazing is to be safety-type glazing when required by code.

NOT APPROVED:

1. Residential applications, materials, or equipment will not be approved.
2. Incompatible construction from earlier remodeling that include flush break metal panels and components, 2x strip aluminum mullions, imitation masonry, knock-down stucco, false shutters, opaque panels, undressed lumber, or historically incorrect "revival" architecture, imitation materials or décor themes will not be approved.
3. Reflective, mirrored, or tinted glazing, including stain glass or decorative panels, in front of or adjacent to storefront windows will not be approved.
4. Changing the location and size of windows that alter the original architectural character of the storefront will not be approved.

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Visibility into the tenant space should not be obscured with tenant signage or advertising.

DOORS AND ENTRIES

Storefront entries and doors are the primary elements of any storefront. Doors more than any other single element help define the individual character and exterior ambience of a building.

Current code requirements for accessibility and protection may require modification or replacement of existing entry doors. District standards require complete compliance with California Title 24 and the Americans with Disabilities Act on old buildings except under specific conditions of hardship or historic preservation. Restoration and refinishing cannot introduce new materials or systems from more recent building eras, except for compliance with exiting and accessibility codes.

New construction must provide accurate duplication or original entry doors and/or features, along with the storefront design. Restoration and refinishing should not introduce new materials and systems from different building eras, with exceptions allowed only for compliance with exiting and accessibility codes.

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The following criteria should be considered when developing these elements:

1. Original doors should be retained whenever possible. Preservation and repair of original hardware pull plates, kick plates, thresholds and window sash, mullions, proportions and size is recommended when possible. New and restored entry doors shall provide an accurate duplication of the building's original features.
2. Where door and glazing elements have been altered or remodeled, all incompatible construction must be removed and replaced with replicas of original elements.
3. Jambs, casing and thresholds for doors are to match the storefront display window mullions and sash. Ideally, the entry element is a continuation of the display window.
4. All Main Street façade entry doors, including secondary and ancillary entry doors, vestibules, foyers, corridors, and lobbies, shall have a minimum glazing area greater than 50% of the total door area. Door glazing shall match adjacent glazing.
5. Secondary building facades and storefront doors that provide access into entry vestibules, lobbies, hallways, and stairs are required to maintain visual connection to the inside space and shall have a minimum glazing area no smaller than 30% of the total door area.
6. Interior vestibules, foyers, and lobbies constructed to screen interior spaces will require Design Review Commission approval. When permanent screening of business activity from sidewalk pedestrians is appropriate, approval can be sought for permanent partitions, screening devices and opaque glazing.

NOT APPROVED:

1. Introducing doors and entries that alter the original character of the building storefront will not be approved.
2. Introducing imitation "historic" doors will not be approved.
3. Contemporary hardware and accessories except those approved by the Design Review Commission will not be approved.
4. Opaque or solid entry doors will not be approved. Interior facades to screen business activity from pedestrian spaces are allowed only with Design Review Commission approval.

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5. Under no circumstances will the addition of storm, screen, security grilles, opaque, or solid doors to the exterior of the storefront façade be approved.

UPPER-STORY WINDOWS

Upper-story windows traditionally serve offices and residences, providing light and ventilation. Generally narrow and placed in sets, upper-story windows usually have a relatively complex system of jambs, sills, and sashes. Upper-story windows provide rhythm, interest, and design to a building's middle.

The following criteria should be considered when developing these elements:

1. Upper-story windows shall be traditional sash-type and set in frames.
2. Operable windows are encouraged. Operable windows shall be double or single-hung, casement, or projected types.
3. Windows shall be set inboard at least 3 inches of the exterior wall plane.
4. Multi-pane glazing is encouraged.
5. Articulated window head and sill details are required.
6. Upper-story windows shall be sized and proportioned in accordance with the architecture of neighboring buildings.
7. Use of trompe l'oeil treatment or artificial windows on solid walls will be allowed when approved. See guideline requirements for Murals and Public Art.

TRANSOM, CLEARSTORIES & SKYLIGHTS

Before efficient lighting was developed, transom and clerestory windows and skylights were used to bring natural light into the interiors of buildings. Artificial light cannot duplicate natural lighting. Transoms, clerestories, and skylights are encouraged in new and renovated buildings whenever possible.

When existing transoms and clerestory openings have been covered or altered, all incompatible construction is to be removed and replaced with replicas of original glass and framing. Replicated transom and clerestory windows are to match the design and construction of the original building to return the façade to the building's original character.

The following criteria should be considered when developing these elements:

1. Transoms and clerestories are to retain or replicate original window sashes and sizes. When the original interior ceiling has been lowered below to hide transoms or clerestories, a transition ceiling should be installed above the

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transom windows and be designed to continue into the tenant space and transition to the lower ceiling in a neat and visually pleasing manner.

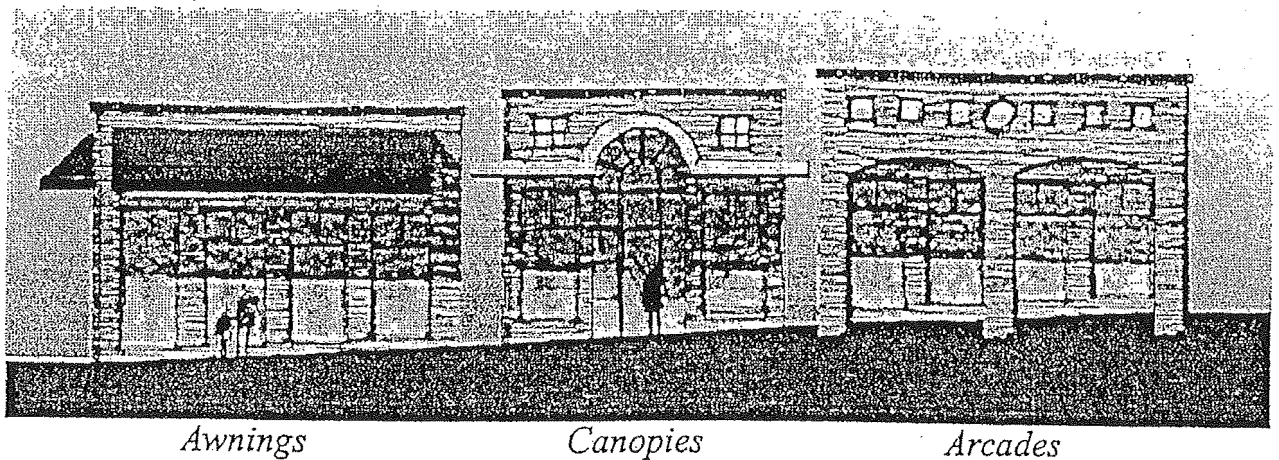
2. Transom and clerestory glazing is to match adjacent display window glazing.
3. Although skylights usually occur in interior rooms, skylights are encouraged to bring natural light into arcade areas.

NOT APPROVED:

1. Residential treatments, materials, or equipment will not be approved.
2. Any kind of air-conditioning units on the building façade will not be approved.

AWNINGS, ARCADES & CANOPIES

Awnings, arcades, and canopies are recommended to provide protection to buildings and pedestrians from sun and inclement weather. In addition, these elements enhance the pedestrian ambience.



The following criteria should be considered when developing these elements:

1. Existing arcades are to be retained. For new construction arcades are encouraged, however, an encroachment permit may be required from the City Building or Public Works Department.
2. Fabric awnings were a traditional Main Street fixture and are encouraged, particularly on buildings without a constructed arcade.
3. Colors and patterns of awnings and canopies must relate to the color scheme of the building.

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4. Maximum projection of ground floor awnings and canopies no closer than 2 feet from the curb line is encouraged, however, an encroachment permit may be required from the City Building or Public Works Department.
5. A 3-foot projection from the building façade is encouraged for upper story windows; however, an encroachment permit may be required from the City Building or Public works Department.

SIGNS

The following items are general signage criteria and standards.

1. Signage must comply with City sign ordinances and SP 182. Exceptions for historical signs are encouraged and may require a variance granted by the City of El Cajon. The Planning Commission may approve exceptions upon receipt of documentary evidence that signs of such size, shape, design, material, coloring, lighting, and location to advertise a similar business were in use before 1960.
2. Preservation of historic commercial graphics painted on the sides of buildings is encouraged. See Guidelines for Murals and Public Art.
3. When all provisions and conditions stated in earlier design, color, fabric, and materials requirements are met, neon, flashing, moving, or animated signs will be considered as long as they meet the historical integrity of the era but will not necessarily be approved.
4. Signs affixed to inside or outside façade display windows shall not obscure the interior of the building or the contents of display merchandise.
5. A-frame signs shall be attractively designed to enhance the pedestrian experience and minimize tripping hazards. The base of the a-frame sign shall not project beyond the sign plane itself.

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Examples of attractive, safe A-frame signs.



Examples of unattractive, utilitarian A-frame signs.



Examples of unsafe A-frame signs.

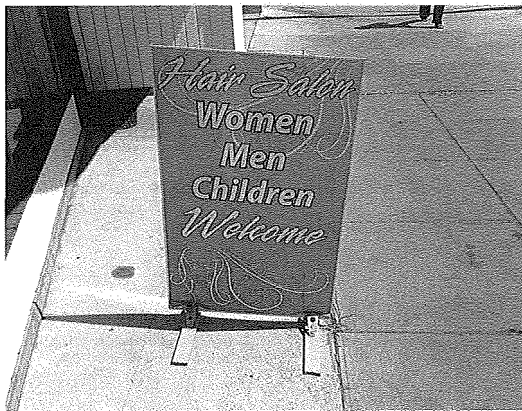
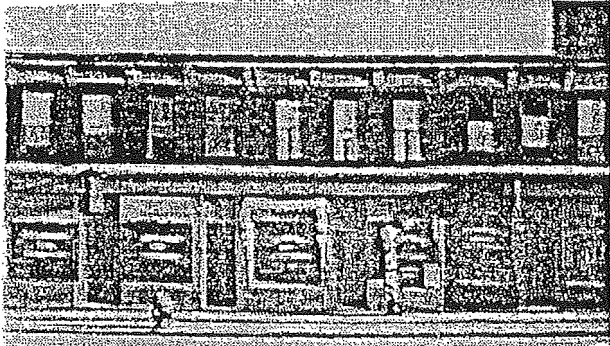


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MURALS

Depictions of actual events, products, or eras in the history of El Cajon are encouraged on blank walls visible to the public. Quality and type of historical graphics shall meet the following criteria:

1. Mural plans must be submitted to the Public Arts Committee for approval.
2. Murals are desired that accurately represent the social, retail, and professional success of the District during the lifetime of its present buildings, or that depict typical life between 1876 through the 1950s.
3. Colors must be discreet rather than garish.
4. Detailing and reliefs in materials can be included to add depth and interest to a mural.



Examples of acceptable Mural – Master work, left: Hopper's "EARLY SUNDAY MORNING" (1930), right: Homer's "SNAP THE WHIP" (1872)

SIDEYARDS, COURTYARDS, NEW ARCADES, AND ALLEY SPACES

Many back doors of some Main Street buildings are recessed from property lines and affront broad alleyway spaces. These spaces invite the development of new courtyards and arcades in which additional retail opportunities can be developed. Infill lots adjacent to open alleys and pedestrian pathways are encouraged to enhance their faces facing these areas.

Rooftop terraces and balconies above these internal courtyards and alleys provide additional business spaces. Building and business owners are encouraged to enhance these areas and the facades facing these areas.

The following criteria should be considered when developing these areas:

1. Subject to building and fire codes, the addition of outer walls may include recessed windows or small, alcoves that allow air circulation when located above the height of adjacent development.

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2. Rear and side building walls adjoining courtyard and arcade spaces may incorporate windows and alcoves to take advantage of light and air while providing access to useable open space.
3. Rear entrances, which permit visitors to pass through the building to Main Street, are encouraged.
4. Recessing building facades to create "Mid-block courtyard uses" are permitted as long as they are not detrimental to Main Street use and/or the existing rhythm and character of the entire Main Street façade.

OFF-STREET PARKING

No off-street surface parking is to be visible from the street frontage.

PUBLIC ART

The use of Public Art to visually connect commercial Downtown with the East County Performing Arts Center and other "art experience" sites within the District is strongly encouraged. These efforts reinforce the Downtown District as the "center" of East County culture.

District members interested in donating space to enhance the exterior of their buildings' secondary or side facades are urged to contact the City Manager's office. The Public Arts Committee is charged with identifying desired professional artists and defining appropriate mediums for these spaces such as museum-quality paintings or replicas of master works reproductions of historic local photographs, murals representing local life and/or downtown commerce, or trompe l'oeil treatment. Public Art also includes sculpture, friezes and relief's, specific signage, screening or covering for light fixtures in alleys or other areas identified as art walks, and designs or treatments applied to architectural features, poles, posts, equipment, or hydrants.

Artists interested in donating time to apply finishes, techniques, or murals are welcome to register and leave project proposals and examples of their work with the City Manager. They and solicited artists will be given equal consideration by the Public Arts Committee for available space. Projects must include appropriate preparation of existing surface(s) and durable quality of material. Each Public Art mural or other project is selected upon its ability to fit into the District's artistic master plan that requires smooth transition between approved styles, subject matter, and placement.

The first step for Public Art projects starts with proposals made to the Public Arts Committee for project site approval. Once received, the Public Art Committee will review and select an artist and mural for the site.

Requests to place sculpture or statues on City land will be presented to the City Council for its consent. Projects are to be cooperative ventures between the Public Art Committee and

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department representatives assigned by the City Manager. Each project shall comply with the city's codes and regulations for installation, placement, public safety and welfare.

ORDINANCE NO. ____

AN ORDINANCE AMENDING TITLE 17
OF THE EL 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 attached to the primary residence or within an existing structure, such as an 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. Limited in size as follows:
 - i. For residential lots up to 6,400 square feet in size the maximum size of an accessory dwelling shall be 640 square feet; and
 - ii. For residential lots in excess of 6,400 square feet in size the maximum size of an accessory dwelling unit shall be not more than ten percent (10%) of the lot size and not more than fifty percent (50%) of the size of the primary residence, to a maximum of 1,200 square feet.
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. Limited in size in accordance with section B.1.d. above;
 - 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

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
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
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	

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
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 agriculture including: field crops, orchards, vineyards, horticulture, and floriculture	X	P	P	X	X	X	X	X	X	X	X	X	8
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	T	T	T	T	T	T	T	T	T	T	T	T	

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
containers used for short-term storage													
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	
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) (1st Reading)
05/23/17 (Item No. 14.2) (2nd Reading)

ECMC Title 17 Zoning Code Amendment – Accessory Dwelling Units 051717

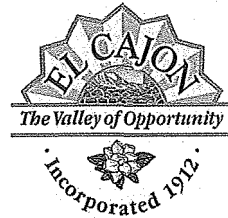
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City of El Cajon Agenda Report

MEETING: 05/23/2017

ITEM NO: Gen. Info 'A'



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

FROM: Sara Ramirez, Director of Recreation

SUBJECT: Teen Coalition Youth of the Year Award

RECOMMENDATION: That the City Council receives and files this report as a presentation item.

BACKGROUND: The City of El Cajon Teen Coalition sponsors an annual "Youth of the Year" award to recognize those youth who go above and beyond in serving their community through their leadership abilities and/or dedication and commitment to community service in El Cajon. All nominations are reserved for youth who are residents of the City of El Cajon or attend a school within the city limits of El Cajon and who have completed their service within the calendar year prior to the nomination period. This year's recipients are for the 2016 service year. Current Teen Coalition Members are not eligible for the award.

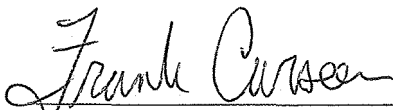
Award winner for 2016 at the middle school level is Vianca Margo, an 8th grader attending Emerald STEM Magnet Middle School. At the high school level, the award winner for 2016 is Anger (pronounced Onyair) Agath, a 12th grader currently attending Granite Hills High School.

FISCAL IMPACT: None

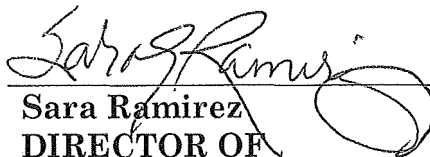
PREPARED BY:

REVIEWED BY:


APPROVED BY:



Frank Carson
RECREATION
SERVICES MANAGER



Sara Ramirez
DIRECTOR OF
RECREATION



Douglas Williford
CITY MANAGER

City of El Cajon Agenda Report

MEETING: 5/23/17

ITEM NO: 100



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

FROM: Brett Channing, Deputy Director of Administrative Services

SUBJECT: City Council District Election “Focus Maps”

RECOMMENDATION: That the City Council

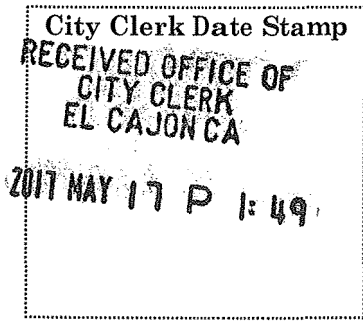
- Opens the Public Hearing and receives testimony on draft City Council District Maps and election sequence;
- Closes the Public Hearing; and
- Selects a map and election sequence for future City Council district-based elections.

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 brought the total to 21 draft maps that met all the required criteria adopted by the City Council on February 14, 2017.

May 9, 2017 City Council Meeting

During its May 9, 2017 meeting, the City Council reviewed all 21 maps and took testimony from 16 speakers. The City Council ultimately decided to move forward five of the maps (designated as "focus maps") for future review and discussion.

The five focus maps chosen by the City Council were:

1. BJohnson1
2. ECook1
3. PCirco1
4. TBrumfield1
5. NDC Green

For tonight's public hearing, NDC will discuss all 5 focus maps in detail. In addition, the City received one additional map submitted by the public after the May 9, 2017 City Council hearing. This map, "Orange2," will also be presented to the City Council for review and discussion.

Each map has a correlating demographic breakdown, which includes population numbers for each district in each map for Middle Eastern, Latino, African-American, Asian\ Pacific Islander, and White (non-Latino, non-Middle Eastern.) These maps have 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.

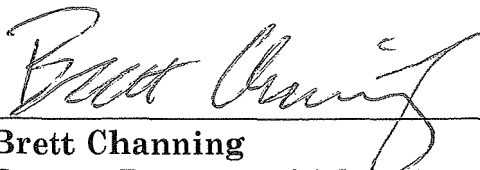
Attached to this staff report is the breakdown of the ethnic populations within each district for each of the six maps. NDC will present these statistics with each map during the public hearing.

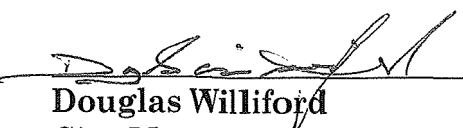
If the City Council selects a map that it wishes to proceed with, the next step in the process is to introduce an Ordinance to codify the selection.

FISCAL IMPACT: None.

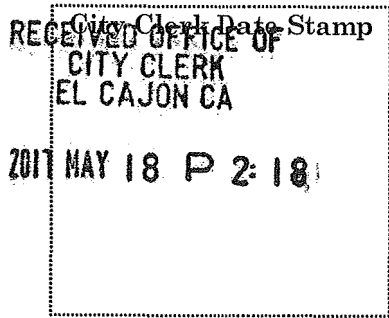
PREPARED BY:

APPROVED BY:


Brett Channing
Deputy Director of Administrative
Services


Douglas Williford
City Manager

Name	Group		Total Population Data			
			D1	D2	D3	D4
BJohnson1	Focus	Latino	20%	24%	34%	35%
		Middle Eastern*	9%	12%	20%	25%
		Asian/PI	5%	5%	6%	6%
		African Amer.	4%	5%	9%	9%
		Total Minority	41%	49%	71%	78%
		Non-Hisp., Non-ME White	59%	51%	29%	22%
ECook1	Focus	Latino	23%	34%	32%	24%
		Middle Eastern*	9%	24%	20%	12%
		Asian/PI	5%	6%	6%	5%
		African Amer.	6%	9%	7%	5%
		Total Minority	46%	76%	68%	48%
		Non-Hisp., Non-ME White	54%	24%	32%	52%
Green	Focus	Latino	29%	31%	23%	30%
		Middle Eastern*	19%	11%	20%	15%
		Asian/PI	5%	6%	5%	6%
		African Amer.	9%	8%	4%	6%
		Total Minority	65%	58%	56%	60%
		Non-Hisp., Non-ME White	35%	42%	44%	40%
PCirco	Focus	Latino	25%	36%	23%	28%
		Middle Eastern*	12%	16%	12%	26%
		Asian/PI	5%	6%	5%	6%
		African Amer.	5%	10%	5%	6%
		Total Minority	51%	71%	48%	70%
		Non-Hisp., Non-ME White	49%	29%	52%	30%
TBrumfield1	Focus	Latino	24%	23%	28%	38%
		Middle Eastern*	12%	9%	25%	20%
		Asian/PI	5%	5%	6%	6%
		African Amer.	5%	5%	6%	11%
		Total Minority	48%	46%	67%	78%
		Non-Hisp., Non-ME White	52%	54%	33%	22%
Orange2	New	Latino	21%	25%	34%	34%
		Middle Eastern*	8%	10%	22%	26%
		Asian/PI	5%	5%	6%	6%
		African Amer.	5%	5%	9%	8%
		Total Minority	42%	47%	74%	76%
		Non-Hisp., Non-ME White	58%	53%	26%	24%
"Middle Eastern"	Measured by the number of people the American Community Survey counted as speaking "Other" language at home (not English, Spanish, or an Asian language).					
Totals	Self-declared "Other" population constitute the difference between the sum of Latino, Middle Eastern, Asian/PI, and African-American and the stated the "Total Minority" number.					



City of El Cajon Agenda Report

MEETING: 05/23/17

ITEM NO: 101



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

FROM: City Attorney Morgan L. Foley

SUBJECT: Introduction of Ordinance adopting a Districting Plan for
Councilmember Elections in El Cajon, and amending Chapter
1.18 of the El Cajon Municipal Code

RECOMMENDATION: That the City Council:

1. Opens the public hearing and receives testimony;
2. Closes the public hearing;
3. Moves to INTRODUCE the next ORDINANCE in order.

BACKGROUND:

Item 100 of today's Council meeting included the selection of a final districting plan for district elections of Councilmembers in El Cajon.

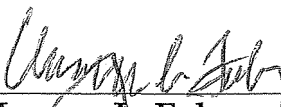
This item is to formally adopt the chosen plan, by ordinance, and to amend the El Cajon Municipal Code in order to implement district elections beginning with the 2018 general municipal election.

All other background materials are contained in the agenda report for Item 100.

FISCAL IMPACT:

Minor costs to publish the map and ordinance or a summary of the ordinance, and no additional impact in the costs of future elections.

PREPARED BY:


 Morgan L. Foley
 CITY ATTORNEY

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF EL CAJON, CALIFORNIA, ESTABLISHING FOUR
COUNCIL DISTRICTS AND AMENDING THE
EL CAJON MUNICIPAL CODE TO PROVIDE FOR
CITY COUNCIL ELECTIONS BY DISTRICTS

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

SECTION 1. At the November 8, 2016 general municipal election the voters in El Cajon approved an amendment to Section 201 of the El Cajon Charter in order to change the method of selecting the City of El Cajon's four Councilmembers from at-large elections to district-based elections, where Councilmembers are elected from and by four districts. Section 201 continues to provide that the selection of the Mayor is at-large from the entire city.

SECTION 2. As a result of the amendment to City Charter Section 201, and following the guidelines established by El Cajon City Council Resolution No. 006-17, the City has conducted proceedings in accordance with State laws to develop draft maps of districts that fully comply with State and federal voting rights laws for consideration by the City Council.

SECTION 3. The City Council makes the following findings:

1. The City of El Cajon has conducted a series of public meetings and properly noticed and conducted public hearings to develop the criteria for the creation of councilmember districts, in which the public was encouraged to participate in the development of the criteria; and
2. The City of El Cajon has conducted five (5) community workshops in geographically diverse locations in order to engage the public, educate the community, and empower the residents to develop proposed district maps for consideration by the City Council followed by additional public hearings on the maps that meet the criteria approved by the City Council; and
3. The City of El Cajon has provided the public with demographic and voting information, and website tools allowing the public the opportunity to create their own maps for consideration by the City Council; and
4. The El Cajon City Council has conducted three (3) properly noticed and conducted public hearings to review and consider the proposed district maps, at which they considered all comments and information presented by its staff, consultants, and the public, taking into consideration the population of the City of El Cajon as reflected in the United States 2010 Census; and

5. The City Council has listened to public comment on this issue and has reviewed and considered the proposed districting plans reflected in a total of 22 maps created by its consultant and the public; and
6. That upon consideration of the staff report and all public testimony presented, the City Council finds that the proposed Council districts reflected in the recommended districting plan, as set forth in Exhibit A, comply with the criteria set forth in Resolution No. 006-17; are as equal as practicable in population as shown by the United States 2010 Census; were drawn to comply with the federal Voting Rights Act, and the California Voting Rights Act; are geographically contiguous and drawn to encourage compactness; were drawn with respect for the geographic integrity of neighborhoods and communities of interest; and were not drawn for the purpose of favoring or discriminating against an incumbent, political candidate, or political party.

SECTION 4. The City of El Cajon is hereby divided in to four Council districts, and the boundaries of the districts are more particularly depicted in Exhibit A, which is attached and incorporated by this reference.

SECTION 5. Section 1.18.010 of Chapter 1.18 of the El Cajon Municipal Code is hereby deleted.

SECTION 6. Sections 1.18.010, 1.18.020, 1.18.030 and 1.18.040 are hereby added to Chapter 1.18 of Title 1 of the El Cajon Municipal Code to read as follows:

Section 1.18.010 Election of Council Members.

The four city council members shall be elected from four districts and the Mayor shall be elected at-large. Each district councilmember shall reside within and be elected by voters within their respective district. Such districts shall be used in all matters concerning the appointment, recall, vacancy or any other aspects of that particular council seat.

Section 1.18.020 Map of Council Districts.

The city clerk shall maintain a map of the city showing the current boundaries and numbers of each city council district as may be established and amended from time to time by ordinance of the city council.

Section 1.18.030 2018 and 2020 City Council Elections.

A. The city shall hold an election for the seat representing city council district one in November of 2018. The individual so elected shall fill the seat of the councilmember who was elected in November of 2014.

B. The city shall hold elections for the seats representing city council districts two, three and four in November of 2020. The three individuals so elected shall fill the seats of the councilmembers who were elected in November of 2016.

Section 1.18.040 Mail Ballot Elections.

A. The city council is authorized to conduct elections wholly by mail ballot as described in subsection (B) of this section. The city council shall determine whether an election will be conducted by mail at the time the election is called. Actions of the city council pursuant to this section shall be set forth in a resolution approved at a regular or special meeting of the city council.

B. The following items may be the subject of a mail ballot election:

1. Any election to approve a special tax as required or authorized by Article XIII C of the California Constitution.
2. Any election to approve a property-related fee or charge as required or authorized by Article XIII D of the California Constitution.
3. Any assessment ballot proceeding required or authorized by Article XIII D of the California Constitution; provided, however, that such a proceeding shall be denominated an assessment ballot proceeding rather than an election.

C. Elections authorized by this section shall be held on an established mailed ballot election date pursuant to California Elections Code section 1500.

D. Elections authorized by this section shall be conducted in accordance with special provisions as may be adopted by resolution of the city council with respect to assessment ballot proceedings and elections for property-related fees and charges, and, with respect to elections on taxes, in accordance with the provisions for mail ballot elections set forth in California Elections Code sections 4100 et seq., as now exist or may hereafter be amended.

SECTION 7. SEPARABILITY. If any section, subsection, sentence, clause, phrase or portion of this ordinance is held invalid or unconstitutional for any reason by

any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 8. That as of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 9. That the City Clerk is hereby directed to certify the passage of this ordinance and to cause the same or a summary to be published in a newspaper of general circulation, printed and published in the City of El Cajon.

Adopt Districting Map of El Cajon 051817

05/23/17 (Item No. 101)

EXHIBIT A