

AGENDA BINDER, INCLUDING AGENDA REPORTS, IS AVAILABLE FOR VIEWING AFTER 4:00 P.M., THE FRIDAY BEFORE THE COUNCIL MEETING, AT THE EL CAJON BRANCH OF THE PUBLIC LIBRARY, 201 E. DOUGLAS AVENUE, PHONE (619) 588-3718.

HOURS: Monday – Thursday 10:00 a.m. – 8:00 p.m., Friday & Saturday 10:00 a.m. – 5:00 p.m., and Sunday 1:00 – 5:00 p.m.

City of El Cajon

City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency



Agenda

May 8, 2018

Bill Wells

Mayor

Gary Kendrick

Mayor Pro Tem

Steve Goble

Councilmember

Ben Kalasho

Councilmember

Bob McClellan

Councilmember

Douglas Williford

City Manager

Morgan Foley

City Attorney

Graham Mitchell

Assistant City Manager

Angela Aguirre

City Clerk



AGENDA



May 8, 2018
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 Angela Aguirre



PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

- **POSTINGS:** The City Clerk posted Orders of Adjournment of the April 24, 2018, Meeting and the Agenda of the May 8, 2018, Meetings in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.
- **PRESENTATIONS:**
 - Presentation: America on Main Street 2018
 - Proclamation: Bike to Work Week/Day
- **AGENDA CHANGES:**

CONSENT ITEMS: (1.1 – 1.12)

** Asterisk indicates agenda item includes back up information available for review.*

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

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

RECOMMENDATION: That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approves Minutes of the April 24, 2018 Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

1.2 WARRANTS

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

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

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

*1.4 RESOLUTION: REJECTION OF BID NO. 030-18, APPAREL WITH SILK SCREENING & EMBROIDERY (Report: Nahid Razi, Purchasing Agent)

RECOMMENDATION: That the City Council adopts the next RESOLUTION in order to reject all bids, and authorize re-bidding the project with revised specifications.

CONSENT ITEMS: (Continued)

***1.5 CONTRACT INCREASE FOR SECURITY GUARD SERVICES
(Report: Jeff Davis, Police Chief)**

RECOMMENDATION: That the City Council authorizes the City Manager to increase the existing purchasing agreement with Power Security Group, Inc. by \$40,000.00 for a total contract amount of \$90,000.00

***1.6 SET PUBLIC HEARING DATE FOR THE CONSIDERATION OF A FEE
ADJUSTMENT FOR THE REGIONAL TRANSPORTATION
CONGESTION IMPROVEMENT PROGRAM (RTCIP)
(Report: Dirk Epperson, Director of Public Works)**

RECOMMENDATION: That the City Council directs the City Clerk to set a Public Hearing on May 22, 2018, at 3:00 P.M. to consider an adjustment to the Regional Transportation Congestion Improvement Program Fee.

***1.7 VETERINARIAN SERVICES CONTRACT EXTENSION
(Report: Nahid Razi, Purchasing Agent)**

RECOMMENDATION: That the City Council authorizes the City Manager to extend the existing Contract for Veterinarian Services between the City of El Cajon and Dr. Jennifer Sipes, D.V.M. for one year, increasing the contract by a not-to-exceed amount of \$55,000.00.

***1.8 RESOLUTION: AWARD OF BID NO. 031-18, MOBILE HIGH-
DEFINITION CAMERA TRAILER
(Report: Nahid Razi, Purchasing Agent)**

RECOMMENDATION: That the City Council adopts the next RESOLUTION in order awarding the bid to the lowest responsive, responsible bidder, Halcyon Technologies, Inc., in the amount of \$28,156.75.

***1.9 RESOLUTION: REJECTION OF BID NO. 034-18, NETWORK
EQUIPMENT (Report: Nahid Razi, Purchasing Agent)**

RECOMMENDATION: That the City Council adopts the next RESOLUTION in order to reject all bids and authorize re-bidding the project with revised specifications.

CONSENT ITEMS: (Continued)

***1.10 JOINT POWERS AGREEMENT FOR THE REGIONAL COOPERATIVE CARE PARTNERSHIP (Report: Colin Stowell, Fire Chief)**

RECOMMENDATION: That the **City Council** approves entering into a Joint Powers Agreement with the Regional Cooperative Care Partnership (RCCP)/American Medical Response (AMR).

***1.11 DISPOSAL OF RETIRED PROPERTY (Report: Nahid Razi, Purchasing Agent)**

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

***1.12 SCHEDULE FOR APPLICATIONS AND INTERVIEWS FOR APPOINTMENT TO THE MISSION TRAILS REGIONAL PARK CITIZEN ADVISORY COMMITTEE (Report: Angela Aguirre, City Clerk)**

RECOMMENDATION: That the **City Council** approves the timeline for accepting applications and scheduling of interviews for candidates to serve on the Mission Trails Regional park Citizen Advisory Committee, or reappoint, if appropriate.

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

3. PUBLIC HEARINGS: None

4. ADMINISTRATIVE REPORTS: None

5. COMMISSION REPORTS: None

6. ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS

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

***6.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

***6.2 LEGISLATIVE REPORT**

ACTIVITIES REPORTS OF COUNCILMEMBERS

7. MAYOR PRO TEM GARY KENDRICK
Heartland Communications JPA; Heartland Fire Training JPA.

***7.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

8. COUNCILMEMBER 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**

ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)

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: None

12. GENERAL INFORMATION ITEMS FOR DISCUSSION: None

13. ORDINANCES: FIRST READING - None

14. ORDINANCES: SECOND READING AND ADOPTION

***14.1 ZONING CODE OMNIBUS UPDATE**

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

An ordinance of the City Council of the city of El Cajon implementing the Zoning Code Omnibus and select code section updates by amending the El Cajon Municipal Code as follows: title 5, modifying licensing requirements and eliminating certain language in chapter 5.40; titles 5 and 17, changing references from massage "parlors" to massage "establishments" throughout; title 17 (zoning), to revise, correct and fill regulatory gaps in sections: 17.20.020, allowing amendments to be initiated by City Council action; 17.40.020, adding façade modifications in the downtown master plan area as projects that can be considered for an administrative zoning permit ("AZP"); 17.65.020, changing the threshold for a site development permit ("SDP"); 17.105.020, eliminating the "martial arts facility" definition and including it as part of "special training and schooling"; 17.115.130, adding performance standards for ground floor transparency, heat ventilation and air conditioning units; 17.130.225, creating standards for security gates; 17.130.255, reducing the requirement from a conditional use permit ("CUP") to a minor use permit ("MUP") for additional storage without additional parking requirements; 17.140.180, revising and clarifying the accessory dwelling and junior accessory dwelling unit section; 17.140.210, modifying the residential land use table to allow beekeeping in the

ORDINANCES: SECOND READING AND ADOPTION: (Continued)

rs-40, rs-20 and open space zones and adding cross footnote reference to new section 17.125.110 for common interest developments; 17.145.150, allowing consumer electronic and repair in the heavy commercial—light manufacturing ("c-m") zone, eliminating "martial arts facility" as a separate use category, eliminating fortune tellers, including palm readers, phrenologists, spiritual mediums, and mystics use category, allowing restaurants, restaurant take-out only, and restaurant with alcoholic beverage production in office-professional zone, changing the permit for vehicle storage lot from CUP to MUP, changing the land use designation for wireless communication facilities from permitted by right ("P") to site development plan permit ("S"), and revising footnote 26 to specify that a card room can be located in a restaurant in the downtown area governed by specific plan no. 182; 17.150.170, allowing the storage of limited explosives as ancillary to an authorized primary use, modifying the required permit for day care facility from CUP to MUP, eliminating detention facilities, jails and juvenile halls, correcting the footnote reference for emergency shelter from 9 to 8, revising the "marine craft service and repair" category," revising the truck sales use category to include recreational vehicles, changing the required permit for vehicle storage lot from a CUP to a MUP and changing the land use designation for wireless communication facilities; 17.155.210, allowing beekeeping in open space zone; 17.165.020, correcting the reference to keeping chickens under permitted uses from section 17.225.065 to section 17.205.065 for planned residential developments ("PRD"); 17.185.170, revising the residential parking requirements table for planned unit developments columns, eliminating second family unit parking notes, clarifying the endnotes in the residential parking requirements table and clarifying the parking standards for the multi-family residential 6.000 square feet zone; 17.190.180, changing the permit requirement for an electronic message display sign from a CUP to a MUP; 17.190.250, clarifying location requirements for monument signs; 17.195.010, revising water use standards for landscaping; 17.195.020, removing "certified landscape irrigation auditor and irrigation audit," modifying "automatic irrigation controller," "developer," "estimated total water use," "hydrozone, irrigation efficiency," "landscape design manual," "landscape professional of record," "maximum applied water allowance," and "plant factor and rehabilitated landscape," adding "check valve or anti-drain valve," "friable," and "landscape architect" to "definitions"; 17.195.030, clarifying the types of projects subject to additional permitting and water conservation requirements in chapter 17.195; 17.195.040, revising landscaping and irrigation requirements for persons applying for a building permit, site development plan or a discretionary permit; 17.195.070, revising qualifications for preparers of landscape and irrigation plans; 17.195.090, revising irrigation system requirements; 17.195.100, revising minimum landscape area requirements; 17.195.110, revising general landscaping maintenance requirements; 17.195.130, revising landscaping requirements for areas adjacent to parking areas, streets and driveways; 17.195.150, revising turf regulations; 17.195.160, revising landscaping

ORDINANCES: SECOND READING AND ADOPTION: (Continued)

requirements on slopes created by grading; 17.195.260, adding a soil volume requirement for planting and irrigation plans for a landscape documentation package; 17.195.270, revising the water efficient landscape worksheet requirements; 17.205.035, adding beekeeping standards section; 17.220.040, replacing references to "redevelopment and housing" with "community development"; 17.220.050, eliminating the requirement for a cup for affordable housing developments; 17.225.020, correcting the maximum number of guest rooms that shall be established through an AZP instead of a CUP.

- **MOTION to adopt Ordinance approving Zoning Code Amendment 433.**

15. CLOSED SESSIONS: None

ADJOURNMENT: The Regular Joint Meeting of the El Cajon City Council/ El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 8th day of May 2018, is adjourned to Tuesday, May 8, 2018, at 7:00 p.m.

*Joint Meeting
El Cajon City Council/Housing
Authority/Successor Agency to the El Cajon
Redevelopment Agency*

Tuesday, May 8, 2018
7:00 p.m.

COUNCIL CHAMBERS
200 Civic Center Way
El Cajon, California

AGENDA

- **CALL TO ORDER:** Mayor Bill Wells
- **ROLL CALL:** City Clerk Angela Aguirre

PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

- **PRESENTATIONS:**
 - **Proclamation: Global Citizens Initiative Fellow Scholarships:**
 - Osama Abdulazeez, El Cajon Valley High School; and
 - Andy Basaka, Valhalla High School
- **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.

** Asterisk indicates agenda item includes back up information that is available for review.*

PUBLIC HEARINGS:

- *100 **RESOLUTIONS: PEACH AVENUE CONDOMINIUM CONVERSION
– PROPOSED PLANNED UNIT DEVELOPMENT, AND TENTATIVE
PARCEL MAP FOR TWO EXISTING RESIDENTIAL UNITS –
1350 PEACH AVENUE
(Report: Anthony Shute, Director of Community Development)**

RECOMMENDATION: That the City Council:

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Moves to ADOPT the next RESOLUTION in order APPROVING Planned Unit Development No. 349; and
- Moves to ADOPT the next RESOLUTION in order APPROVING Tentative Parcel Map No. 662.

Remainder of page intentionally left blank.

PUBLIC HEARINGS: (Continued)

***101 RESOLUTIONS: TRANSIT DISTRICT SPECIFIC PLAN
(Report: Anthony Shute, Director of Community Development)**

RECOMMENDATION: That the City Council:

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Moves to APPROVE the next RESOLUTION in order ADOPTING findings, Certifying the Program Environmental Impact Report, Adopting the Statement of Overriding Considerations, and Adopting the Mitigation, Monitoring and Reporting Program;
- Moves to APPROVE the next RESOLUTION in order APPROVING Specific Plan No. 531;
- Moves to APPROVE the next RESOLUTION in order APPROVING General Plan Amendment No. 2017-04;
- Moves to INTRODUCE the next ORDINANCE in order APPROVING Zone Reclassification No. 2328; and
- Requests that the City Clerk read the ORDINANCE by Title only.

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 8th day of May 2018, is adjourned to Tuesday, May 22, 2018, at 3:00 p.m.

Upcoming Events in El Cajon - City Council Meeting for May 8, 2018

Cajon Classic Cruise Car Show - Birds of Prey - Wednesday, May 9, 5 p.m. to 8 p.m.

The 2018 season of the Cajon Classic Cruise Car Shows continue, hosted by the Downtown El Cajon Business Partners. This weekly event is every Wednesday through October 31, in the 200 block of East Main Street at the Prescott Promenade. For more information, please call (619) 334-3000, or visit www.downtownelcajon.com.

Monthly Antique & Collectible Show - Wednesday, May 9, 12 p.m. to 4 p.m.

The monthly Antique and Collectible Show features unique collectibles including artwork, jewelry, military memorabilia, antique tools and vintage kitchen items. Visitors can have items appraised for \$5 each. Parking and admission are free. Shows are held the second Wednesday of each month at the Unity Church Hall, 311 Highland Avenue. For more information, call (619) 368-2055.

Dinner and a Concert Presents The Jukebox Kings - Friday, May 11, 6 p.m. to 8 p.m.

Enjoy great music and dancing Friday nights through September 28, with the exception of May 17. The Promenade is located at 201 E. Main Street in Downtown El Cajon. For a complete line-up of concerts, please visit www.downtownelcajon.com.

5th Annual America on Main Street - "A Salute to Heroes" - Saturday, May 19, 2 p.m. to 9 p.m.

This exciting event coincides with Armed Forces Day and celebrates the American spirit, through celebration of the Community's many ethnic and historical groups. Enjoy a full day of free activities and attractions, including 3 stages of live entertainment. Festivities take place on East Main Street, between Magnolia Avenue and Ballantyne Street. Watch for street closures. For business sponsorship and volunteer opportunities, visit www.americaonmainstreet.org or call (619) 441-1754.

General Information:

City Hall Closed on Alternate Fridays - Next closure on Friday, May 18

For a full calendar of City Hall office hours, visit www.cityofelcajon.us.

City Council Meeting – Tuesday, May 22, 3 p.m. and 7 p.m. (as needed)

Meetings are held on the second and fourth Tuesday of the month in the City Council Chamber, at 200 Civic Center Way. For information, and to view the full agenda, visit www.cityofelcajon.us.

City offices will be closed in observance of Memorial Day - Monday, May 28.

The El Cajon Gateway - Spring 2018 City News and Guide to Recreation is available online!

The City guide is available online by visiting www.cityofelcajon.us and going to "In The Spotlight." Copies of the guide are available at City recreation centers and in the lobby of City Hall. For more information, call (619) 441-1754.

Stay Informed on City Events, Services & Meetings - Visit the City of El Cajon's website at www.cityofelcajon.us. Register for the "E-NOTIFICATION."