

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



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

March 27, 2018

An Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California held Tuesday, March 27, 2018, 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 McClellan
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	Kendrick
Mayor/Chair present:	Wells
Other Officers present:	Aguirre, City Clerk/Secretary Foley, City Attorney/General Counsel Mitchell, Assistant City Manager Williford, City Manager/Executive Director

MAYOR PRO TEM KENDRICK led the PLEDGE OF ALLEGIANCE TO 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 March 13, 2018, meeting and the Agenda of the March 27, 2018, meetings in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- **Presentation: Marriott Courtyard Hotel – Manager, Juan Alarid**
- **Presentation: TEDxKids@ElCajon**
- **Commendation: PetSmart Charities Grant**

AGENDA CHANGES: None

CONSENT ITEMS: (1.1 – 1.12)

MOTION BY WELLS SECOND BY McCLELLAN, to APPROVE Consent Items 1.1 to 1.12.

MOTION CARRIED BY UNANIMOUS VOTE.

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

Approve Minutes of the March 13, 2018, 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 RESOLUTIONS: AUTHORIZATION TO APPLY FOR SANDAG'S SMART GROWTH INCENTIVE PROGRAM (SGIP) AND ACTIVE TRANSPORTATION GRANT PROGRAM (ATGP)
(Report: Dirk Epperson, Director of Public Works)**

Adopts RESOLUTION NO. 014-18 AUTHORIZING the City Manager to submit applications for SANDAG's Smart Growth and Active Transportation Grant Programs; execute such grant agreements with SANDAG as necessary; and appropriate and expend funds if the City is successful in obtaining grant funding.

CONSENT ITEMS: (Continued)

Resolution No. 015-18 is voided and un-assigned.

1.5 RESOLUTION: URBAN GREENING GRANT (Report: Frank Carson, Director of Recreation)

Adopts RESOLUTION NO. 016-18 to approve an application for the Urban Greening Grant through the California Natural Resources Agency

1.6 RESOLUTION: AWARD OF BID NO. 025-18, UPGRADE TRAFFIC SIGNALS – WASHINGTON & CHASE CORRIDOR (Report: Nahid Razi, Purchasing Agent)

- Finds the first, third, and fourth low bidders non-responsive for the reasons set forth in this agenda report; and
- Adopts RESOLUTION NO. 017-18 awarding the bid to the lowest responsive, responsible bidder, DBX, Inc., in the amount of \$846,449.00.

1.7 2018 OFFICE OF EMERGENCY SERVICES – CALIFORNIA COVERDELL GRANT (Report: Jeff Davis, Chief of Police)

- Authorizes the City Manager or designee to accept the 2018 California Coverdell Grant in the amount of \$3,822.00, and to execute any grant documents and agreements necessary for the receipt and use of these funds; and
- Appropriate funds in the amount of \$3,822.00 to purchase a Foster & Freeman Crime-Lite 82L to be used by the El Cajon Police Department Forensic Lab to improve the quality of crime scene processing.

1.8 PURCHASE OF RADIO EQUIPMENT AND INSTALLATION (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 Motorola Solutions, Inc., for the purchase of radio equipment and installation services in the total amount of \$226,357.50.

CONSENT ITEMS: (Continued)

1.9 COMMUNITY EVENT IN THE RIGHT-OF-WAY – CAJON CLASSIC CRUISE (Report: Frank Carson, Director of Recreation)

Approves the use of the public right-of-way for the 2018 “Cajon Classic Cruise” series, subject to conditions.

1.10 COMMUNITY EVENT – DINNER AND A CONCERT (Report: Frank Carson, Director of Recreation)

Approves the 2018 “Dinner and a Concert” series, subject to conditions.

1.11 COMMUNITY EVENT – 2018 JULY 4TH PICNIC AT KENNEDY PARK (Report: Frank Carson, Director of Recreation)

- APPROVES the sale of merchandise by vendors at Kennedy Park associated with the annual July 4th picnic and fireworks display.
- AUTHORIZES the City Manager, or designee, to execute the necessary agreements and forms for the annual July 4th fireworks display at Granite Hills High School.

1.12 2017 GENERAL PLAN ANNUAL REPORT (Report: Anthony Shute, Director of Community Development)

- Accepts this annual progress report required by the State; and
- Directs staff to forward the report to the Governor’s Office of Planning and Research (OPR), the State Department of Housing and Community Development (HCD) and the San Diego Association of Governments (SANDAG).

PUBLIC COMMENT:

Jim Cirigliano spoke about the Rent Mediation process for Villa Novia Mobile Home Park, and requested a second meeting with City Staff to further discuss options. **Councilmember Kalasho** stated he would like to participate in the discussions and meetings between the residents at Villa Novia and the park management group.

PUBLIC COMMENT: (Continued)

Mary Sessom, representing the San Diego County Regional Airport Authority, requested the **Council's** support in opposing AB 3119 when it becomes officially introduced. The bill proposes the San Diego Unified Port District consolidation. **Mayor Wells** stated that, at the appropriate time, the City will support the opposition of AB 3119.

Brenda Hammond spoke about staying strong through illnesses.

JC spoke of his Constitutional Rights being violated.

2. **WRITTEN COMMUNICATIONS: None**

3. **PUBLIC HEARINGS: None**

4. **ADMINISTRATIVE REPORTS:**

4.1 **JOHNSON AVENUE SEWER RELIEF PROJECT, WW3250-2**
(Report: Dirk Epperson, Director of Public Works)

RECOMMENDATION: That the City Council receives a project status update.

DISCUSSION

Director of Public Works, Dirk Epperson, provided a summary of the Item.

In response to a question by **Councilmember Goble, Director of Public Works, Dirk Epperson**, stated that most of the abandoned pipe will be filled up and abandoned in place, and some parts will be taken out and disposed of appropriately.

4.2 **2017 CALIFORNIA LEGISLATIVE HOUSING PACKAGE**
(Report: Anthony Shute, Director of Community Development)

RECOMMENDATION: Informational Only.

DISCUSSION

City Manager Williford provided information on traditional Land Use Authority and Zoning

ADMINISTRATIVE REPORTS: (Item 4.2 - Continued)

Director of Community Development, Anthony Shute, provided a detailed report of newly adopted Legislative bills.

Discussion ensued amongst **Council** and **Staff** regarding:

- Opportunity for multi-housing buildings under SB 35;
- Possibility of replacing older apartments with new construction;
- Potential for more on-street parking requirements;
- Multi-family communities would require more public services;
- Multi-family communities would also require more schools in the City.

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

REPORT AS STATED.

6.2 LEGISLATIVE REPORT

Mayor Wells stated that, for the last two City Council meetings, he provided updates on two bills that Council has chosen to oppose. Both SB 827 and SB 946 continue to work through the committee; no further information is available at this time.

ACTIVITIES REPORTS OF COUNCILMEMBERS

7. MAYOR PRO TEM GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

7.1 Council Activities Report/Comments

In addition to the submitted report, **Mayor Pro Tem Kendrick** stated that on March 24, 2018, he attended the Lincoln Reagan Dinner.

ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)

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

In addition to the submitted report, **Councilmember McClellan** stated that on March 26, 2018, he attended the MTS Budget Development Meeting.

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

In addition to the submitted report, **Councilmember Goble** stated that on March 27, 2018, he attended the East County Government Affair Subcommittee.

11. JOINT COUNCILMEMBER REPORTS: None

12. GENERAL INFORMATION ITEMS FOR DISCUSSION:

13. ORDINANCES: FIRST READING - None

14. ORDINANCES: SECOND READING AND ADOPTION - None

15. CLOSED SESSIONS:

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

15.1 PUBLIC EMPLOYEE APPOINTMENT – pursuant to California Government Code section 54957 (b) (1):

PUBLIC EMPLOYEE APPOINTMENT
Title: City Manager/Executive Director

MOTION BY WELLS, SECOND BY McCLELLAN, to ADJOURN to Closed Session at 4:38 p.m.

MOTION CARRIED BY UNANIMOUS VOTE.

16. RECONVENE TO OPEN SESSION AT 4:51 P.M.

City Attorney Foley reported the following actions:

15.1 City Council by unanimous vote, decided to conduct an interview with **Assistant City Manager, Graham Mitchell**, at the regularly scheduled meeting of April 10, 2018 under Closed Session.

Adjournment: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 27th day of March 2018, at 4:52 p.m., to Tuesday, March 27, 2018, at 7:00 p.m.

Angela Aguirre
City Clerk/Secretary

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



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

March 27, 2018

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, March 27, 2018, was called to order by Mayor/Chair Bill Wells at 7:02 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 March 27, 2018, by order of the City Council and Redevelopment Agency.

ROLL CALL

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

MAYOR PRO TEM KENDRICK led the PLEDGE OF ALLEGIANCE TO 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 WELD INDUSTRIAL – PROPOSED SPECIFIC PLAN AMENDMENT FOR AN INDUSTRIAL BUILDING – 1900 WELD BOULEVARD (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 the proposed CEQA Exemption; and,
- Moves to INTRODUCE the next ORDINANCE in order APPROVING the Amendment to Specific Plan No. 246.

DISCUSSION

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

Discussion ensued amongst **Council** and **Staff** regarding:

- Noise and traffic concerns for nearby residents.

Mayor Wells opened the Public Hearing.

Ken Smith, Architect, spoke in support of the proposed project, and clarified there is no tenant for the building, and that the building is designed for industrial purposes.

No further comments were offered.

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

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY GOBLE, SECOND BY McCLELLAN, to ADOPT RESOLUTION NO. 018-18 APPROVING the proposed CEQA Exemption; and Moves to INTRODUCE the next ORDINANCE in order APPROVING the Amendment to Specific Plan No. 246.

MOTION CARRIED BY UNANIMOUS VOTE.

PUBLIC HEARINGS: (Item 100 - Continued)

The **City Clerk** recited the title of the ordinance:

An Ordinance Approving an Amendment to Specific Plan No. 246 for an Industrial Development located at the North side of Weld Boulevard between Gillespie Way and Windmill View in the M (Manufacturing) Zone; APN: 384-232-04; General Plan Designation: Light Industrial (LI).

101 FAMILY HEALTH CENTER EXPANSION – PROPOSED GENERAL PLAN AMENDMENT, ZONE RECLASSIFICATION, AND SITE DEVELOPMENT PLAN PERMIT FOR A MEDICAL OFFICE BUILDING – 525 EAST MAIN STREET (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 ADOPTING the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- Moves to ADOPT the next RESOLUTION in order APPROVING the General Plan Amendment;
- Moves to INTRODUCE the next ORDINANCE in order APPROVING Zone Reclassification; and
- Moves to ADOPT the next RESOLUTION in order APPROVING the Site Development Plan Permit.

DISCUSSION

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

Discussion ensued amongst **Council** and **Staff** regarding:

- Fencing requirements;
- Is this company affiliated with the Family Health Center on Chase Ave;
- Concern for the sizing of the parking spaces.

Mayor Wells opened the public hearing.

David Whisenhunt spoke in support of the proposed project, and he confirmed that they are part of the service group on Chase Avenue.

PUBLIC HEARINGS: (Item 101 - Continued)

Anissa Gallego, representing Retail AMP Design, made herself available to answer questions from **Council**.

No further comments were offered.

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

MOTION CARRIED BY UNANIMOUS VOTE.

Director of Community Development, Anthony Shute, clarified that an exhibit attached to the General Plan draft Resolution was replaced to correct an incorrect exhibit.

MOTION BY GOBLE, SECOND BY McCLELLAN, to ADOPT RESOLUTION NO. 019-18, ADOPTING the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY GOBLE, SECOND BY McCLELLAN, to ADOPT RESOLUTION NO. 020-18, APPROVING the General Plan Amendment, with the corrected Exhibit A, as submitted to Council.

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY GOBLE, SECOND BY McCLELLAN, to INTRODUCE the next ORDINANCE in order APPROVING Zone Reclassification.

MOTION CARRIED BY UNANIMOUS VOTE.

The **City Clerk** recited the title of the ordinance:

An Ordinance rezoning property located on the East side of Taft Avenue between East Main Street and East Lexington Avenue; APN: 488-233-51, from the P (Parking) to C-G (General Commercial); General Plan Designation; General Commercial (GC).

MOTION BY GOBLE, SECOND BY McCLELLAN, ADOPT RESOLUTION NO. 021-18, APPROVING the Site Development Plan Permit.

MOTION CARRIED BY UNANIMOUS VOTE.

ADJOURNMENT: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 27th day of March 2018, at 7:24 p.m., to Tuesday April 10, 2018, at 3:00 p.m.

**Angela Aguirre
City Clerk/Secretary**