

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



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

April 24, 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, April 24, 2018, was called to order by Mayor/Chair Bill Wells at 3:02 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

PLEDGE OF ALLEGIANCE TO FLAG led by Bonnie Price 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 10, 2018, meeting and the Agenda of the April 24, 2018, meeting in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- **Proclamation: Fair Housing Month**
- **Proclamation: Administrative Professionals Day**
- **Presentation: Youth of the Year Award**

AGENDA CHANGES: None

CONSENT ITEMS: (1.1 – 1.8)

**MOTION BY WELLS, SECOND BY McCLELLAN, to APPROVE
Consent Items 1.1 to 1.8.**

MOTION CARRIED BY UNANIMOUS VOTE.

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS

Approve Minutes of the April 10, 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 RESOLUTION: ADOPT THE PROPOSED LIST OF PROJECTS FOR
FISCAL YEAR 2018-2019 OVERLAY STREETS FUNDED BY SENATE BILL
SB1 (RMRA) (Report: Dirk Epperson, Director of Public Works)**

- Adopts RESOLUTION NO. 026-18 to adopt the RMRA Project List of Proposed Overlay Streets for Fiscal Year 2018-2019 in Accordance with the Road Repair and Accountability Act of 2017; and
- Direct City staff to submit to the California Transportation Commission (CTC) a list of proposed projects to receive RMRA funding for Fiscal Year 2018-2019.

CONSENT ITEMS: (Continued)

1.5 RESOLUTION: AWARD OF BID NO. 032-18, COMPUTER EQUIPMENT (Report: Nahid Razi, Purchasing Agent)

Adopts RESOLUTION NO. 027-18 awarding the bid to the lowest responsive, responsible bidder, Kambrian Corporation in the amount of \$110,937.26.

1.6 RESOLUTION: SECOND AMENDMENT TO THE AGREEMENT FOR ANIMAL CONTROL SERVICES (Report: Graham Mitchell, Assistant City Manager)

Adopts RESOLUTION NO. 028-18 authorizing the Mayor to sign the Second Amendment to the Agreement for Animal Control Services with the City of La Mesa.

1.7 COMMUNITY EVENT IN THE RIGHT-OF-WAY – AMERICA ON MAIN STREET (Report: Frank Carson, Director of Recreation)

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

1.8 EXTENSION OF PROFESSIONAL SERVICES AGREEMENT FOR VIDEO PRODUCTION SERVICES (Report: Graham Mitchell, Assistant City Manager)

Authorizes the City Manager to extend the existing Professional Services Agreement between the City of El Cajon and Video Technics for one additional year in the amount of \$25,625.00.

PUBLIC COMMENT:

Jim Cirigliano requested rent mediation (rent-stabilization/rent control) for senior mobile home park. He discussed rent control process, and acknowledged support from Councilmember Kalasho, at a recent Senior Resident Association meeting.

Marcie Findley a long time resident of Villa Nova, spoke in support of a fair housing committee and other issues that affect seniors in the park. She addressed issues that affect the seniors residing in the park.

Diane Senica, owner of One Eyed Possum Productions, invited community to a live comedy show at Skyline Church on 5/5/18, to benefit the East County Transitional Living Center.

PUBLIC COMMENT: (Continued)

Pat Wright representing Legalizeferrets.org, presented a Power Point presentation with information on legalization of ferrets in the State of California. He requested a proclamation from the City of El Cajon to support the cause.

Eric Lund invited Council and the public to attend the East County Homeless Task Force meeting at Santee Civic Center - Presentation Hall, on 4/25/18, at 9:00 AM. He thanked Waste Management and San Diego Business Supply for their support. He discussed outreach training program in reference to homeless issues.

Donald Lewis spoke about the continued problems at the Swallow Drive residence. He requested that restraining order be upheld by the City. City Manager Williford, stated that the City is aware of the problems at the said residence and they would continue to find a solution to the problem. Discussion ensued amongst Mr. Lewis, Councilmembers and Staff regarding programs and possible solutions to help resolve the problem.

Dan Prijic shared some of the same concerns as Mr. Lewis. City Manager Williford suggested Mr. Prijic speak with Chief of Police Davis.

Bonnie Price spoke in support of rent control and asked for a referendum for fair treatment on ballot by City Council. She encouraged people to participate in the 2020 census.

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS:

3.1 RESOLUTION: ADOPTION OF FY 2018-19 ONE YEAR ACTION PLAN (CDBG AND HOME) (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 Negative Declaration;
- Moves to Introduce the next ORDINANCE in order APPROVING the Zone Code Amendment No. 433; and
- Requests that the City Clerk read the ORDINANCE by title only.

PUBLIC HEARINGS: (Item 3.1 Continued)

DISCUSSION

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

Mayor Wells opened the public hearing.

Bonnie Price inquired on funds in the proposed Resolution for housing the homeless.

Anthony Shute, Director of Community Development, advised that part of CDBG's funds of \$100,000 going to East County Transitional Living emergency shelter program. He also stated that City Council supports to fund House Navigator through Crisis House and for short term assistance for the homeless population.

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

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY McCLELLAN, SECOND BY GOBLE, to ADOPT RESOLUTION NO. 029-18 approving and adopting the FY 2018-2019 One Year Action Plan in substantially the form presented, with such monetary and non-monetary changes as approved by the City Manager, and authorizing the City Manager or designee to submit the Plan to HUD and to execute all affiliated documents.

MOTION CARRIED BY UNANIMOUS VOTE.

Recess called at 3:58 p.m.

Meeting called back to order at 4:05 p.m.

**3.2 RESOLUTION: ZONING CODE OMNIBUS UPDATE
(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 Negative Declaration;
- Moves to Introduce the next ORDINANCE in order APPROVING the Zone Code Amendment No. 433; and
- Requests that the City Clerk read the ORDINANCE by title only.

PUBLIC HEARINGS: (Item 3.2 Continued)

DISCUSSION

Anthony Shute, Director of Community Development provided information on the Item.

Mayor Wells opened the public hearing.

No one came forward to speak.

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

MOTION CARRIED BY UNANIMOUS VOTE.

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

- Request to include 9,000 SQ. FT lots for beekeeping;
- Benefits of bees for the environment;
- Liability for the City if a neighbor is stung by bees;
- Limit of beehives in a smaller lot;
- Considering the possibility of property values deteriorating from having bees in small lots.

MOTION BY WELLS, SECOND BY KENDRICK, to ADOPT RESOLUTION NO. 030-18 to ADOPT the Negative Declaration, with changes to include lots RS-14 and RS-9 as beekeeping zones, with a limit of up to 1 beehive in stated lots, and to INTRODUCE the next ORDINANCE in order APPROVING the Zone Code Amendment No. 433.

MOTION CARRIED BY 4-1 VOTE (KALASHO NO).

City Clerk Aguirre recited the title of the Ordinance:

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");

PUBLIC HEARINGS: (Item 3.2 Continued)

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 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 foot 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

PUBLIC HEARINGS: (Item 3.2 Continued)

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 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.

3.3 RESOLUTION: ADOPTION OF THE PROPOSED 2018 FIVE (5) YEAR REGIONAL TRANSPORTATION IMPROVEMENT PROGRAM (RTIP) (Report: Dirk Epperson, Director of Public Works)

RECOMMENDATION: That the City Council:

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Adopts the next RESOLUTION in order for the adoption of the proposed 2018 Regional Transportation Improvement Program (RTIP).

DISCUSSION

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

Mayor Wells opened the public hearing.

In answer to a question by Bonnie Price, Mayor Wells stated that SANDAG has a healthy budget to support public transportation.

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

MOTION CARRIED BY UNANIMOUS VOTE.

PUBLIC HEARINGS: (Item 3.3 Continued)

MOTION BY McCLELLAN, SECOND BY KENDRICK, to ADOPT RESOLUTION NO. 031-18, FOR THE PROPOSED 2018 FIVE (5) YEAR REGIONAL TRANSPORTATION IMPROVEMENT PROGRAM (RTIP).

MOTION CARRIED BY UNANIMOUS VOTE.

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

REPORT AS STATED.

6.2 LEGISLATIVE UPDATE

Mayor Wells stated that, that at a previous meeting, the City Council took a position to formally oppose AB 3119, which would fold the San Diego County Regional Airport Authority into the San Diego Unified Port District. El Cajon's opposition, along with many other voices, were heard and the bill has been significantly amended. AB 3119 no longer merges the two boards and instead creates a new "International Airport Mobility and Sustainability Committee." The committee would be made up of seven members with representatives from: SANDAG, MTS, North County Transit, Port District, Airport Authority, City of San Diego, and County of San Diego. The committee's purpose is to address mobility to and from the airport and the impact of climate change and sea level rise on the airport. Because of the changes to AB 3119, **Mayor Wells** recommended that the City Council rescind its opposition to the bill.

LEGISLATIVE UPDATE: (Continued)

MOTION BY WELLS, SECOND BY McCLELLAN, to CLOSE RESCIND the City of El Cajon's opposition to AB 3119.

MOTION CARRIED BY UNANIMOUS VOTE.

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 submitted report, Councilmember Kendrick attended the Women's VIP meeting today.

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

REPORT AS STATED.

9. COUNCILMEMBER BEN KALASHO

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

9.1 Council Activities Report/Comments

REPORT AS STATED.

10. COUNCILMEMBER STEVE GOBLE

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

ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)

10.1 Council Activities Report/Comments

In addition to the submitted report, Councilmember Goble praised City staff for promptly responding to citizen concerns such as waste pick up in the public right-of-way.

Mayor Wells also praised the efficiency of the City staff in regards to citizen's concerns.

Councilmember McClellan suggested partnering with Waste Management to provide waste baskets throughout the City to prevent littering.

11. JOINT COUNCILMEMBER REPORTS: None

12. GENERAL INFORMATION ITEMS FOR DISCUSSION:

The following items are for informational purposes only:

A. MARCH 2018 DONATION TO THE EL CAJON ANIMAL SHELTER

In accordance with City Council Policy B-2, the following donation has been reported:

(Person wishes to remain anonymous)
United Way of San Diego County ID #159327
4699 Murphy Canyon Road, San Diego, CA 92123
\$398.25, March 31, 2018.

B. TEEN COALITION YOUTH OF THE YEAR AWARD (Report: Frank Carson, Director of Recreation)

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

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 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 4:39 p.m.

MOTION CARRIED BY UNANIMOUS VOTE.

16. RECONVENE TO OPEN SESSION AT 4:42P.M.

City Attorney Foley reported on action taken in Closed Session.

15.1 Motion by WELLS, SECOND by KENDRICK, by Unanimous Vote to APPOINT Graham Mitchell as City Manager.

**16.1 CITY MANAGER EMPLOYMENT AGREEMENT
(Report: Morgan Foley, City Attorney)**

RECOMMENDATION: That the City Council authorizes the Mayor to execute the City Manager Employment Agreement between the City of El Cajon and Graham Mitchell, effective May 24, 2018, with such changes as may be approved by the City Council and Mr. Mitchell.

DISCUSSION

City Attorney Foley, provided a summary of the Item.

MOTION BY WELLS SECOND BY KENDRICK, to AUTHORIZE the Mayor to execute the City Manager Employment Agreement between the City of El Cajon and Graham Mitchell, effective May 24, 2018, with such changes as may be approved by the City Council and Mr. Mitchell.

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 24th day of April 2018, at 4:46 p.m. to Tuesday, May 8, 2018, at 3:00 p.m.

**Angela Aguirre
City Clerk/Secretary**